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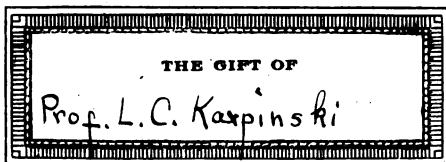
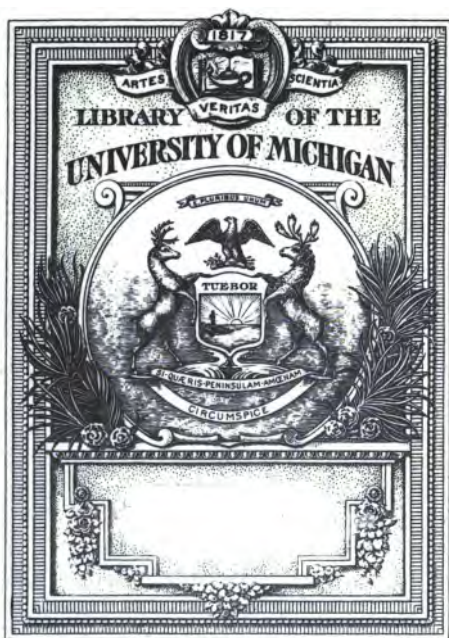
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UNION PARADE.

UNIV.
OF
MICH.

THE
HISTORY
OF
LEAMINGTON PRIORS:

FROM THE EARLIEST RECORDS,

TO

THE YEAR 1842;

BY RICHARD HOPPER, ESQ.

LEAMINGTON :

PUBLISHED FOR THE AUTHOR;

AND

SOLD BY THE BOOKSELLERS OF LEAMINGTON AND WARWICK.

—
M.DCCC.XLII.

Prof. Louis C. Karpinski
4th
8-9-1925



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TO HENRY JEPHSON, ESQUIRE, M.D.,

WHOSE ARDENT SOLICITUDE

FOR THE WELFARE OF LEAMINGTON

IS EVER IN EXERCISE;

AND,

WHOSE PRIVATE FRIENDSHIP

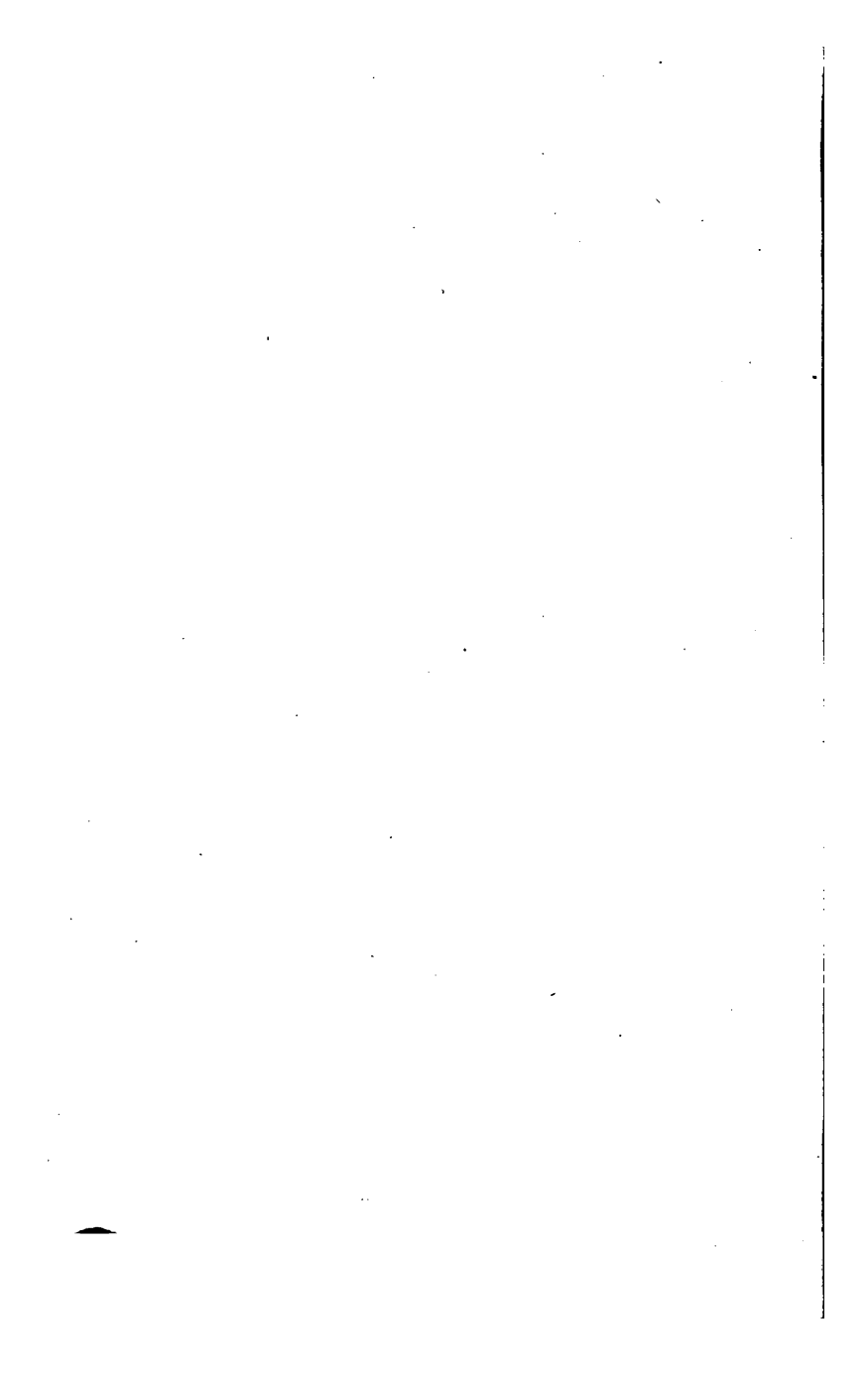
IS OF VALUE BEYOND ESTIMATE;

THESE PAGES ARE DEDICATED,

WITH ADMIRATION AND ESTEEM,

BY THE AUTHOR.

Nov. 1842.



PREFACE.

DESCENDED from a common parent, the inhabitants of the earth are thrown into one fraternity ; whatever may be their difference in form, character, or complexion.* All the gradations of colour, indeed, may be indefinitely modified by affinity, without any extraordinary change in the muscular or intellectual faculties, so that, in presenting the facts of history, it is only a great family picture which is held up : the same motive awakens the desires of ambition ; the same ardour sustains enterprise. The history of governments and empires offers little more to the view than a series of usurpations and violence : but the History of LEAMINGTON, now about to be presented, will be free from any such unkindly features ; its enlarged territories have been acquired by honourable and pacific agency alone !

The author designs to present a variety of facts in relation to the history of the place, before the time shall arrive when they would be irrecoverably lost. Workmen are still living who laid the foundation-stones of its edifices ; nor, has the trowel yet entirely ceased to be heard as buildings now and then arise. To narrate the extraordinary and rapid advance of the town ; to describe its *present* appearance, in contrast with its *former*

* The Author rejects modern speculations.

character, seems to have rather the air of a romance, than of a regular series of historical facts. Other persons may, also, feel a deep interest in whatever relates to the place—its antiquity—advancement—and welfare. To such, every event which has conduced to its prosperity will be regarded with satisfaction—every movement onwards will be watched with solicitude.

Without being the seat of any leading manufacture, in the course of forty years, the town has increased to more *than fifty times the number of its inhabitants and houses*.^{*} To effect this great change various causes have been in active operation :—the medical properties of the waters ; the purity of the air ; the delightful scenery *around* ; the good accommodation *within* ; together with pre-eminent Professional aid, and religious services enjoyed by the inhabitants at large ; *these*, amongst other causes, have never failed, year after year, to attract a crowd of visitors.

Near to the ancient town of Warwick, Leamington has, in some degree, been mixed up with the eventful history of that place. Advancing, or retreating armies passed through the high road of the village. It has, therefore, a better station, in point of antiquity, and a closer connexion with the history of Great Britain, than has fallen to the lot of almost any other village therein. At times it listened to the sounds of assaults upon the ramparts of the neighbouring castle—it heard shouts of victory, or beheld the dismay of discomfited, retreating forces. Leamington, therefore, whether under its ancient character, or its modern aspect, supplies matters of deep interest.

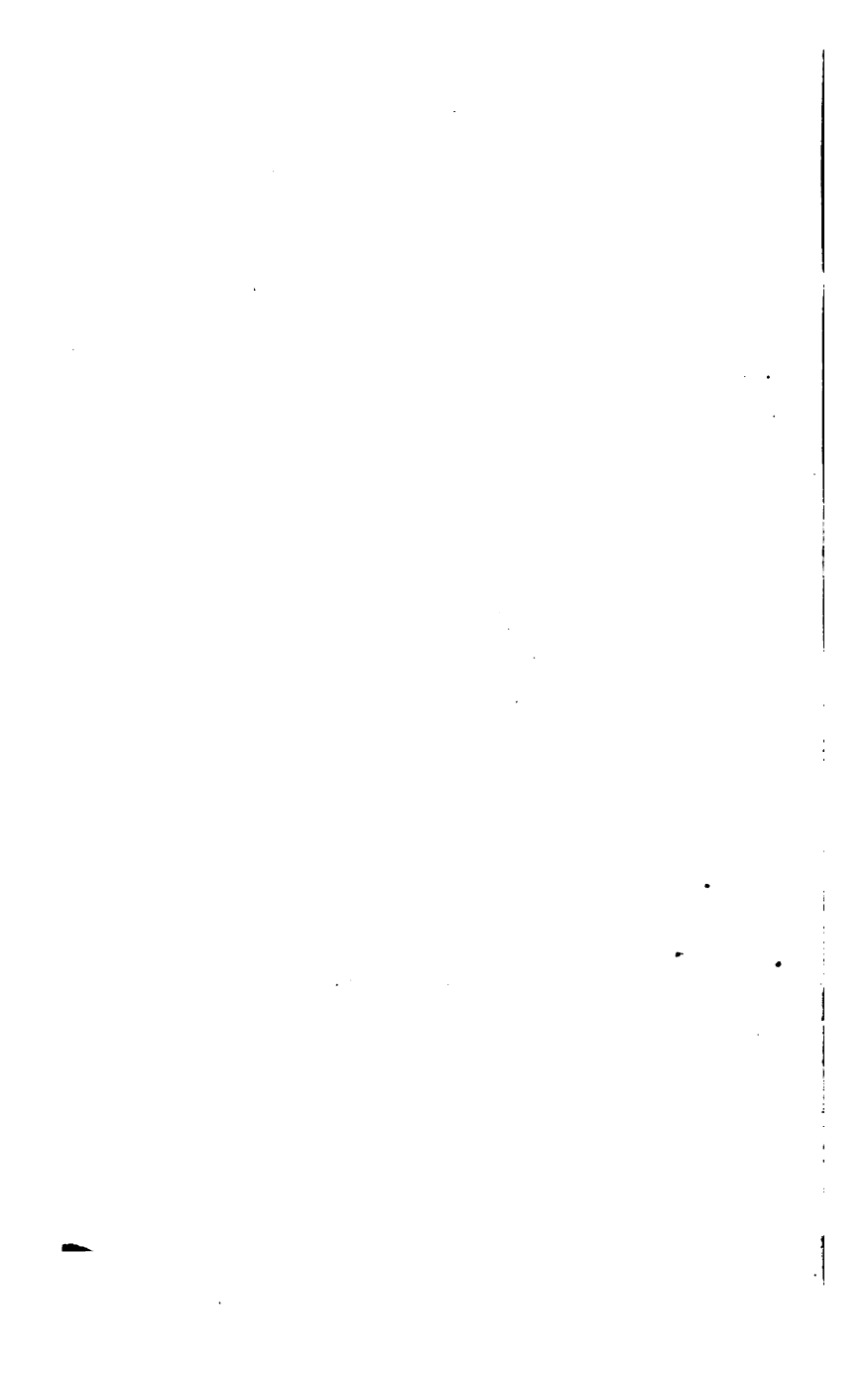
With gratitude the author acknowledges the assistance received from residents and others. To Mrs. Potterton, (alas ! deceased since the work has been in progress,) the daughter of the late Wm. Abbott the founder of the Original Baths ; and

* In the year 1802 there were not more than 50 cottages, with about 250 inhabitants.

to Mr. Cullis, (old inhabitants of the place,) he is indebted for many valuable communications ; the same acknowledgment is offered to Mr. Jackson. All the recent improvements in the town, as to their dates, have been submitted to the above named friends, and to others, long resident therein. It is only a conviction of the truth of a history, that can render it interesting. A plain and familiar style has been chosen in the narration of events. The original view, and other illustrations, which have been prepared expressly for this work, are from the pencil of Mr. Jackson.

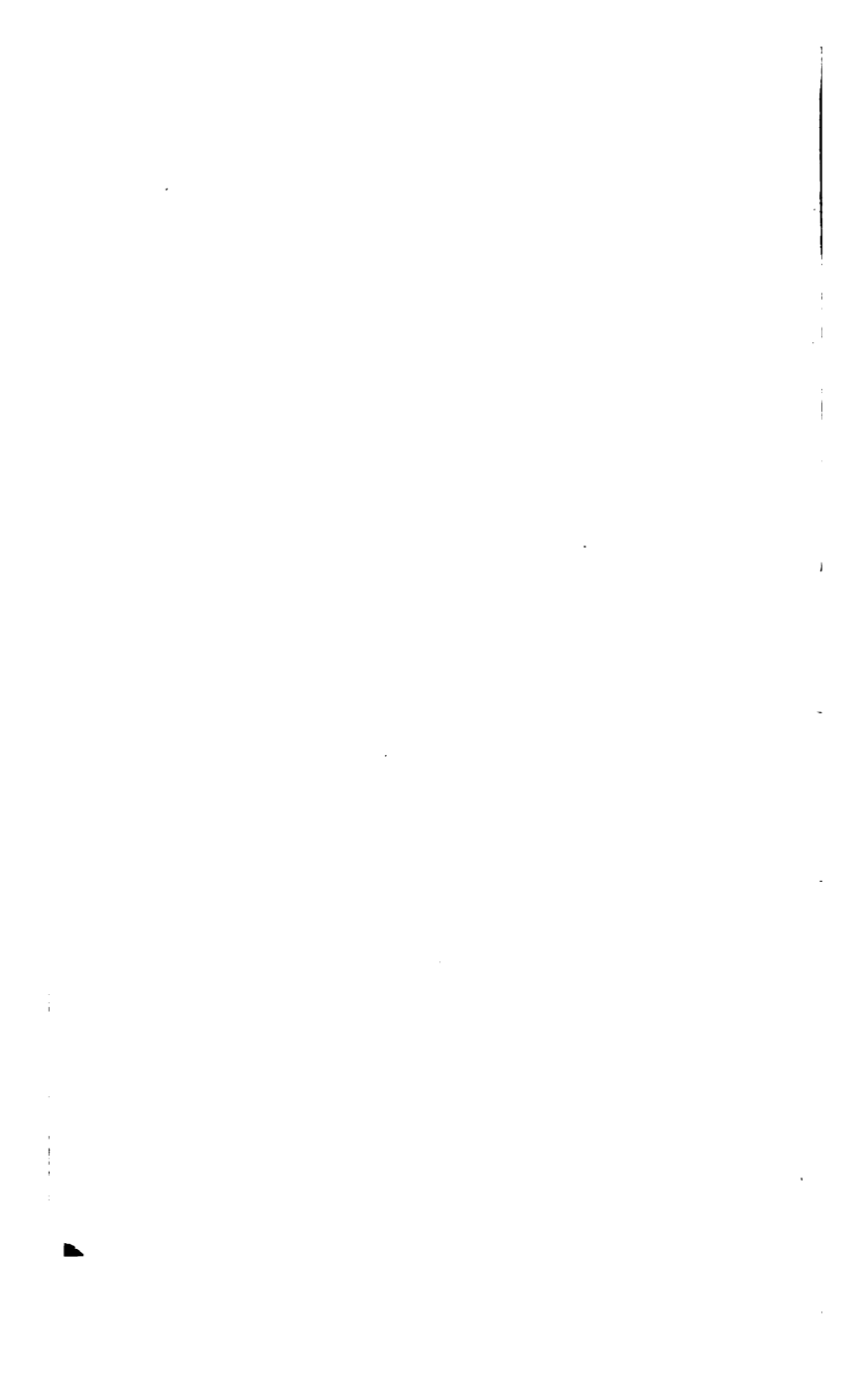
As far as the author knows, the ground he has chosen is untrodden ; no one has hitherto narrated the unexampled enlargement of the place ; or, indeed, presented this extraordinary fact prominently to public notice. Streets arose in their admirable characters—spacious, elegant, and uniform, with a rapidity altogether unequalled ! Among the green trees have started up white houses ! Where the plough made its deep furrow a short time back, are beheld spacious streets and noble dwellings ! Silence reigned over the tranquil scene, where *now* the busy hum of refined society is heard every where around ! However imperfectly the undertaking may have been completed ; of which the author is duly conscious, he has the satisfaction of having prepared the way, for more elaborate productions on a subject of surpassing interest ; and the employment has displaced thoughts which would have been, at times, heavy and oppressive. Most heartily does he desire that prosperity may continue to attend the abodes where peace and tranquillity dwell.

Any profits from this publication, will be given to the Warneford Hospital.



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HISTORY

OF

LEAMINGTON PRIORS.

HISTORY is said to be philosophy teaching by example. Its pages present many noble examples of wisdom and virtue; but, they present other characters also, distinguished by folly and crime—the former are exhibited in order to excite the desire of imitation—the latter, to arouse a feeling of contempt and abhorrence. There seems moreover to be an universal feeling in exercise, enabling us to derive pleasure from the perusal of the annals of kingdoms and empires with which we have been associated. We take delight in their prosperity—we deplore their reverses. This feeling is in active exercise also, as it relates to the town of our birth, or residence. The nation to which we belong, awakens indeed an emotion of pride; as well, as a spirit of inquiry. Who exults not in having been born a Briton? Can any one stretch his thoughts across the immeasurable territories of Great Britain, on some portion of which the sun ever shines, without a just elation of heart? The more so when we reflect, that these possessions confer upon us the means of communicating a knowledge of the arts, liberty, and religion, in every distant region?

The beginnings of empires are oftentimes veiled in mystery and attended with unusual visitations; these peculiarities excite

veneration ; and create favourable impressions in the mind as to future prosperity. That State, it is believed, which has been marked by an auspicious beginning, must advance to greatness and renown! Such a feeling moreover will not fail to have an influence in accomplishing the anticipations themselves. The attachment however which is entertained with regard to the place of residence, or birth, is marked by less intensity of perception; but we feel that its improvements belong to ourselves ; and that its welfare contributes to our satisfaction. Independently also of private considerations, we love to see the noble monuments of taste and refinement reared up around us ; making a part of our common possessions. The love of improvement has been implanted in our nature for useful purposes ; and leads to their accomplishment. A town, well constructed and made generally attractive, not only creates and keeps alive the desire of improvement, but conduces also to its progress. Every building must be in harmony with its character—nothing can be allowed to diminish the general effect ; and that man who dared to invade this uniform design, would not fail to draw down upon himself the public indignation.

It is said of Rome, by its historian, that nothing was so small in its beginning, or so great in its increase, throughout the whole world ! The splendour and dignity of the city were, according to Cicero, placed under the care of the immortal gods. If we direct our inquiry into the history of Leamington, and compare its present character, with what it was so late as the year 1804, we shall make the comparison with astonishment. At that time, there were only a few thatched cottages with but few inhabitants—*now*, there are numerous spacious streets ; with hundreds of magnificent dwellings, many of them like palaces ; intermixed here and there with large spreading oaks and elms in their richest foliage. At the time named, there were two or three

dirty, dark, lanes, with impassable roads, deep cart-ruts, bounded by hedges—*now*, the streets are of great width : well paved, and brilliantly lighted with gas lamps which disperse their clear rays in every direction ! Till the year 1825, only *one* of our churches was in existence, and capable of containing but a handful of worshippers—*now*, it may enclose its thousands ; besides which, three other churches have been reared about us, together with various chapels of different denominations in other parts of the town ! At the time alluded to, a few poor cottagers occupied their low, thatched abodes : seen only as they went to their early labour, or returned at the close of day—at the present time wealth and grandeur pervade our streets ; the equipages of nobility, and wealthy visitors fill the favourite resorts, continually moving around, with all the indications of splendour and taste.

Upon the statement of such facts, it will be matter of interest to refer to the causes of the changes, and to some of the events by which they have been preceded and attended. In the first instance we shall narrate particulars which belong to the early history of the place ; although it may be a matter comparatively unimportant, whether we have dates coeval with the invasion of Cæsar, or, if our hides of land were entered in Domesday-book ; yet, in presenting a concise history to the public, it is perhaps only an act of justice to turn over a few pages of our early history. There are but *few towns* which do *not* belong to antiquity ! The Saxons, during the Heptarchy and afterwards, were the founders of the greater portion of our villages, which they spread over the whole country, in such places as were at that time habitable. For the most part they chose situations by the side of streams, where lands were fertile, and conveniences various and great. It has been the work of succeeding ages to enlarge and improve their infant settlements, as the wants of the inhabitants varied ; their popu-

lation increased; or their trade, or more complicated manufactures extended.*

Leamington takes its name from the river Leam, which, descending from Northamptonshire, flows down amidst its dwellings. After the village fell into the hands of the Priors at Kenilworth, it took an addition to its name. In formal transactions, therefore, it is written *Leamington Priors*;—the adjunct is now however commonly omitted. Our ancient village, with its river, was in all probability inhabited by the early Britains—it witnessed the Roman invasion; the insidious Saxon; and the adventurous Dane. It bent beneath the heavy armour of the Norman oppressor, and sighed when its fertile vales were enumerated in the rent-rolls of the Domesday inventory.

Warwickshire formed a part of Mercia: one of the seven kingdoms of the Saxons; as Offa, its monarch, held his court at Offchurch, only three miles distant, it seems pretty certain that Leamington, belonged to, and was placed under, the jurisdiction of that monarch. Could we at the present moment be placed in the regal hall, and see the rude administration of the Saxon monarch, awarding punishment to dependants and retainers for misdemeanors:—the dress of the king, his officers, and attendants, would, altogether present no doubt a grotesque picture; neither would the twelve Saxon jurymen themselves, be objects of less interest and curiosity. Blackstone affirms that “trial by jury” was established among our Saxon ancestors; it is matter of conjecture moreover, whether it was not a privilege belonging to the ancient Britons themselves. Let that be as it may however, there can be no doubt that our ancestors on the banks of the Leam, had their twelve jurymen, good and true, to decide their legal inquiries. The time here referred to is at the close of the 6th

* Pictorial History of England.—Ibid, the Saxon Parishes were 9,000; now they are about 10,500.

century; it is probably as far back as we need to go into antiquity, in order to assert any claims to the fame which attends it. We may observe however, that we have Roman remains, and Roman roads, in our neighbourhood; it may also gratify the curiosity of some of our readers, to name *Watling Street*, and the *Foss Way*; as well as the remains of a city, on the site, where Monk's Kirby now stands. To our first invaders we are indebted for our first noble roads. We are therefore, treading on the same soil, ascending the same hills, and following the course of *that* river, (however different in general features,) in like manner as did our Roman invaders and conquerers, when Cæsar crossed over from Gaul, and first reduced the ancient Britons by the force of his disciplined legions.

At what time the island of Britain was first peopled is unknown. There are no accounts to be depended upon before the arrival of Julius Cæsar, 55 years before our era. But it is certain, that to the south of the island, he found a numerous and warlike people:* their manners, customs, and mode of fighting, resembled those of the Gauls; from these circumstances the Romans were led to the conclusion, that the people in the first instance were a colony from that country. Their houses resembled those of the Gauls; they used copper or iron plates of certain weights, instead of coined money. Their towns were a few huts for the most part in the midst of woods, guarded by ramparts of earth and trees. We have brief accounts of the Romans, and especially after the decisive conquest of the Britons by Agricola; but intestine commotions called the legions home about the year 448. The noble roads from one extremity to the other of the kingdom, which they formed, remain a proof of their civilization and power.

Amidst the conflicts to which the Saxons were continually

* Cæsar, lib. iv.

exposed, both within and from without ; together with the ignorance of the times ; and the difficulty of handing down historical records ; it cannot be a matter of surprise, that through several of those ages, records of places are for the most part, left in the wide regions of conjecture. The possession of our lands, however, has been assigned to the wealthy and powerful Turchil, a Saxon, enjoying little less than regal power. Whether the account of the renowned Guy and his exemplary Felicia as descendants of the Warlike Rohund, who was united in friendship with the unequalled Alfred, belongs to *history* or to *fiction*, the legend is so exceedingly interesting in these abodes, that we are constrained to confer upon it the semblance of probability. There is moreover an agreement with historical facts and dates. Edward the elder succeeded his father Alfred in 901. His reign was a period of inquietude and turbulence. Men at that time were but little restrained by either law or justice, and there being then no fixed trades to find the means of industry, the energies of the people were but too frequently directed to insurrections, convulsions, and lawlessness. Ethelwald also, the cousin german of Edward, had, according to our present notions, a better title to the crown, than the son of Alfred, because *his* father was older than Alfred himself. The laws of descent however, were in those times (if understood or established,) often invaded and broken. Ethelwald speedily collected followers, and having ventured upon an action in Dorsetshire, being defeated by Edward, he fled into Normandy. Soon afterwards however, he collected an army of "Danish tribes," who were freebooters in point of character, and Mercia was again disturbed as well as the counties of Gloucester, Oxford, and Wilts ; but at last Ethelwald together with his Danish tribes were finally destroyed in Kent. Edward then being desirous of securing his advantages, fortified the towns of Chester, Cherbury, Buckingham, and also

WARWICK. In all these achievements the king "was assisted by the activity and prudence of his sister Ethelfreda, widow of Ethelbert, Earl of Mercia, and who, after her husband's death retained the government of that province."* The period assigned to the mighty Guy, is the year 926, and Edward the elder having died the preceding year, it is quite clear from the position of Leamington, being so near to the fortified town of Warwick, that it must have been in the midst of all the commotions to which allusion has been made. Nor is it improbable that a noble, daring, boldness on the one hand, acted upon by the credulity and ignorance of the times on the other, might have excited the renowned Guy to deeds of distinguished valour, and that the closing part of his life might have been devoted to penitence and prayer in the rocky cliff which bears his name.† In the entire absence of any historical record to be relied upon, it is only a conjecture which has been hazarded.

Facts relating to the early history of Leamington, take a more authentic character after the Norman conquest. Its lands were registered in Domesday-book at two hides in extent.† A hide of land was reckoned at a hundred and twenty acres, so that our village, at that time, covered a space of two hundred and forty acres, with a rental of £4 per annum. Since the period here referred to, there has been a material reduction in the price of the precious metals. It was estimated by Hume at the time he wrote to be as 30 to 1:—*that is*, a sheep reckoned at 1s. by the Saxons, would now be estimated at 30s.‖ This difference has arisen, partly, from an alteration in the weight of the coin according to its denominations, and from other causes also,—such as the discovery of the mines in South America; a

* Hume.

† Guy's Cliff.

† Dugdale.

‖ The rent of the village, therefore, for 240 acres, in money at the present day, would be $30 \times £4 = £120$; or, 10s. per acre.

better mode of preparing the metals, and a greater diffusion of wealth and commerce universally.* The precious metals† as well as other commodities, represent pretty correctly in their prices, the amount of labour which has been expended in their production : but, there is a continual supervention of the Bank of England required, in regard to the quantity of gold ; so as to keep, on the one hand, a supply adequate for the exchanging of all its notes on demand, and on the other, to keep the price of standard gold steadily at £3 17s. 10½d. per oz.‡ Gold has latterly been fixed as the standard and measure of value ; it is necessary therefore that it should approximate as nearly as possible to stability : because were it to vary, it would alter the relative prices of commodities ; and it is as necessary that the price of gold should be stationary, it being the *measure of value* ; as, that a foot rule should be unchangeable, which is the *measure of length*. We perceive therefore the causes of the lowered value of money, as compared with its value at the time of the conquest. The improvements in land, by draining, fencing, clearing, &c., were unknown at the conquest ! The village would then present a dreary, barren, appearance ; invested with uncleared timber, and finding food only for a few small sheep, picking up their scanty pittance here and there with labour. Taking these facts into consideration the rental appears to have been high.

The lord of the manor was the powerful, and rich, Turchil ; such tillage as the lands received therefore, was probably the

* Hume, Appendix I.

† William the Conqueror coined money repeatedly at Warwick. Many of the coins remain.

‡ Standard gold of the coin of Great Britain, is two-and-twenty carats. That is, 22-parts of fine gold, and 2 of alloy. The alloy, therefore, is 1-12th part of the mass.

work of feudatories, for the feudal system was brought into full operation, under the Norman dynasty, in the year 1086. The lord held of his superior the monarch, to whom he owed service; the vassal of his lord, to whom *he* was bound to render unqualified obedience and defence in peace and war. Although the feudal polity belonged, originally, to the Northern nations, called barbarous, the Goths, the Huns, the Vandals, &c., it soon pervaded the Western world, so that Sir Henry Spelman calls it the "law of nations therein." It seems however that this feudal polity, whereby every receiver of land feudatory, became bound to defend his superior, was not established in England till after the conquest.* Shortly after that event, the allodial lands, for the most part, merged in the feudal system: and our village was in like manner cultivated by the servile retainers and dependants of its lord. There were two mills in the place at that time, with a rental of 24s. The river gives a regular power of water, which was the only artificial power at that time known, for the purpose of grinding corn. The Norman conqueror cast a longing eye on Warwick Castle; which being in the very centre of the kingdom, soon became a fortress of considerable importance. The monarch therefore ordered its repair, and gave directions that it should be fortified. At last Turchil wearied by the inconvenient importunity of the conqueror, made a surrender of the castle, and retired into Eardene or Arden, where he was permitted to enjoy a considerable part of his lands in retirement. The *descendant* of Turchil however, was dispossessed of these estates. The earldom of Warwick was then bestowed upon Newburgh, a Norman baron, also with it, the estate of Leamington, and others, belonging to the late Turchil. Our village passed through several hands in the reigns of Wm. Rufus, Henry I, and Stephen. In the year 1166, the 12th of Henry

* Vide Blackstone.

II, it was given with the church and the mill to the Priors and Canons of Kenilworth, by Geoffrey de Clinton, the founder of Kenilworth Priory. The gifts were not only confirmed by the next heir, but various privileges were obtained for the monastery, which gave it the character of a Principality, much augmenting its power, wealth, and dignity.

In the reign of Henry III, Leamington is stated, by Dugdale, to be held at half a Knight's fee :* it is again mentioned in the reign of Edward I, with its cottages, mills, &c. : but the poor thatched coverings of the miserable villains, and serfs, attached thereto, must have been wretched in the extreme, and with roads almost impassable ; for it seems that Elizabeth making a tour, so late as the year 1572, and passing on to see her subjects at Warwick, Her Majesty was obliged to go round by Chesterton and Oakley, to meet the bailiff, burgesses, &c., at Fourd-mill Hill. The village continued in the possession of the monastery during the period of 373 years, which make a large portion of the dark ages, as they are called. In 1539 the monastery of Kenilworth shared the fate of others : it was seized by Henry VIII, in defiance of the remonstrances of the Canons of the order, it then fell into the hands of the Crown. Shortly before this time, the imposture of Elizabeth Barton, the holy *Maid of Kent*, had been detected. She herself, with Masters, Bocking, and others suffered for their crime. Henry took advantage of this odious imposition to suppress by degrees the various monasteries, and to avail himself of their revenue.†

Leamington remained in possession of the Crown till the 6th of Elizabeth, when it again reverted to the Earls of Warwick ; but Ambrose, Viscount Lisle, Earl of Warwick, dying without issue, it returned into the hands of the Crown ; and thus it re-

* A Knight's fee was, in Edward Second's time, £20 per annum.—

BLACKSTONE.

† Hume.

mained till the 2nd of James I, when it descended a third time to the Warwick family ;* being granted in fee to Sir Fulke Greville, afterwards Lord Brooke, and whose descendants form the present Earls. In the reign of Elizabeth the mineral spring became well known ; Camden also gave notice of it in his *Britannia*. It was taken under the patronage of Sir Fulke, about the year 1586, and more effectually no doubt, when the castle and lands fell into his hands in the following reign. Speed also noticed the spring in 1596. Dugdale likewise, in the first edition of the *Antiquities of Warwickshire*, refers to it in 1656. Fuller indulges in his never ceasing playfulness, referring to our springs—he says, there issue from the womb of the earth, at this place, “two twin springs, as different in taste and operation as Jacob and Esau in disposition.” Dr. Thomas mentions the spring in 1730 ; Guidot had previously analyzed it in 1698. The treatise of Dr. Short alludes to it in 1740 ; and Dr. Ruttly in 1757.

The early history of Leamington has thus been thrown into as concise a form as was consistent with clearness. The next event relating to the place worthy of record, is the passing of an act, in the year 1768, the 8th of George III, for an enclosure, in the following words of the preamble of the act :—

“An Act for Dividing and Enclosing the Open and Common Fields, Common Meadows, and Common Lands, on the SOUTH and WEST parts of the RIVER LEAM, in the MANOR and PARISH of LEAMINGTON PRIORS, in the COUNTY of WARWICK.

“Whereas there are several open and common Fields, common Meadows, and commonable Lands and Grounds, on the *South* and *West* parts, or sides, of the River Leam, in the Manor and Parish of Leamington Priors, in the County of *Warwick*, containing, by estimation, nine hundred and ninety acres, or thereabouts.

“And whereas the Right Honourable *Heneage*, Earl of *Aylesford*, is Lord of the said Manor of *Leamington Priors*, and is seized of, and

* Dugdale.

entitled unto divers Lands and Hereditaments, in the said Parish of *Leamington Priors*.

“And whereas Matthew Wise, of *Leamington Priors* aforesaid, is owner of the *Rectory* impropriate, of the said Parish, and entitled to all the great and impropriate Tythes, yearly arising within the same Parish.

“And whereas Matthew Wise, of the *Priory*, near *Warwick*, in the said County of *Warwick*, Esquire, is entitled to the Advowson, and right of Patronage, of the Parish Church, of *Leamington Priors* aforesaid, and the Reverend *John Willes*, Clerk, is Vicar of the same Church, and as such seized of the Glebe Lands there containing, by estimation, three acres, or thereabouts, and entitled to all Vicarial or small Tythes, yearly arising, renewing, and increasing, within the same Parish.

“And whereas the said Earl of *Aylesford*, Matthew Wise, of *Leamington Priors* aforesaid, Edward Willes, Esquire, late Chief Baron of His Majesty's Court of Exchequer, in Ireland, the said *John Willes*, Clerk, in respect of his Glebe Land, John Lawrence, Richard Lyndon, Thomas Aston, and John Fairfax, as Trustees of Charitable Lands, belonging to the Parish of Radford, in the said County of *Warwick*, are the Owners and Proprietors of all the said open and common Fields, common Meadows, and commonable Lands and Grounds, on the said South and West parts, or sides, of the River *Leam*, in the Manor and Parish of *Leamington Priors* aforesaid, and the said Proprietors, or their Lessees, and Tenants, are entitled to, and do enjoy common Pasture for their Cattle, at certain seasons in the year, in, and over all the said open and common Fields, common Meadows, and commonable Lands.

“May it therefore please your Majesty, &c. &c.”*

This Enclosure Bill seems to have been carried at an early period. But few measures of this nature were enacted in the beginning of the reign of George III. The country at that time was in a comparatively low condition, roads bad, communications rare, and occasional between towns. Not only therefore would the Enclosure Bill, (the preamble of which has been given,)

* The Author is indebted to his friend, Mr. Young, for a sight of the Act, which is rare.

be an event entitled to considerable notice, but the character of the place itself would also be materially changed, and probably improved by the measure.

In the early part of the reign of George III not only were the waters of the place considered to be beneficial in scorbutic diseases: but a considerable degree of fame belonged to the springs; from an opinion very widely disseminated of their efficacy in cases of hydrophobia. A regular practitioner as dipper was appointed. Thomas Dilkes stood forward in that capacity and the numbers of persons cured, as placed at the head of Mr. Abbott's advertisement, so late as the year 1788, exceed the bounds of credulity itself. It is by no means improbable that to this very circumstance Leamington is indebted in the first instance for the public curiosity having been directed towards it. From the year 1778 to 1786 it is asserted that 119 persons had been cured who had been bitten by mad dogs. The faith of Dilkes the dipper was invincible! No case under his care was considered cureless, or hopeless! Leamington became the pool of Bethesda. Hither the folk resorted who were afflicted with a fearful disease, and who found at once a remedy as extraordinary as it was infallible.

We now arrive at a new epoch in the history of the place, where it is proper to pause and make a division in its annals. No doubt it is a matter which excites some degree of interest to ascertain whether there are any facts historically connected with it, through the period when the Romans were in possession of our Territory,—or when the Saxons enjoyed England's broad lands; more especially when the Norman Conqueror registered our hides of land in his Doomsday Book, and when subsequently they were bequeathed to the Priors and Canons of the monastery at Kenilworth. These may be matters of considerable interest to the antiquarian. To the man however who connects effects

with their causes and examines every effect in its relations and imports; it will be a matter of far deeper interest to behold Leamington arising from its forty or fifty thatched cottages, to a place of distinguished beauty in point of architecture; with spacious streets, noble buildings, and all the elements of taste and refinement. The population has increased to more than twenty times the amount, as compared with the year 1814! The buildings in the same ratio! Wealth and elegance reign where the abodes of poverty only existed—a change from rusticity



Old Cottages, near the Town Hall, Leamington, standing in 1842.

to refinement—from rude huts to splendid houses, which seem more like the work of enchantment than of an actual state of society. All these miraculous changes are the work also of but comparatively a few years. If history is really “philosophy teaching by example,” and if it consists of individuals and the analysis of their conduct, reducing it to principles and conse-

quences, it is nothing less than the positive duty of the historian, to endeavour to trace these extraordinary effects, as applied to the history of *Modern Leamington*, to some *special* causes, operating in a manner unequalled in any other example. What may be termed the ancient history of the place has been brought down to the year 1784. Like the generality of agricultural villages, it was distinguished by scarcely any increase of buildings. The cottages were sufficient to shelter the hardy workmen engaged in the toils of field labour. The occupations few; roads bad; and communications between places only occasional. The prodigies of steam in its application to mechanical power, had not produced the mighty and inconceivable effects which, since the period we are speaking of, have been witnessed around us. Shortly after this period however it was, that Darwin's prediction, excited attention :

“Soon shall thine arm unconquer'd steam afar,
Drag the slow barge, and drive the rapid car.”

It is a proof of a superior and exalted mind when the discoveries of a future age can be anticipated. The individual may be said to prolong his existence to that extent, and to bestow the advantage thereof upon his contemporaries, who, animated by his assurances, proceed to work out the completion of his prophecies. Since then we have beheld the effects of steam in every direction—its agency is at work in our deepest mines—its power propels unnumbered wheels, great and small, in manufactories : as the movements pursue their vibratory and tumultuous progress, through every department with unequalled force and regularity. It drives the line of carriages, ponderous as they are, and filled it may be with regiments of the line,—with herds of cattle, and with travellers, undisturbed by the motion or the speed of the long line as it proceeds over hill and valley. Then it propels our ships across the broad ocean, and brings distant shores com-

paratively near to us. These mighty effects have been witnessed all over Great Britain within these last fifty years. They have altered the face of the country, and the state of society. Pack-horses were employed to carry the few woollen manufactures over bad roads, and through narrow defiles, the first ten years of the reign of George III. So wonderful a change in sixty or seventy years, can only be ascribed to the agency of steam, as applied to the cotton manufactures. These establishments have created an unlimited supply of articles universally acceptable; cheap, and useful. Connected therewith, turnpike roads; canals, and all the means, for cheap and rapid communication, have been formed to traverse every part of the kingdom. All these improvements in the state of society: together with the accumulation of wealth, which results from them, have a direct and sensible effect on places of resort. Leamington amongst other towns has stood high in the public favour; nor are its claims in any degree impaired, or its patronage less distinguished.

The suddenness of any advance to fame or popularity, indicates some new acquisition, or favouring circumstances, which arise unexpectedly. A combination of these events has contributed to the popularity of Leamington. Among others may be mentioned the increase of wealth, the accommodation as to travelling, the intercourse between distant places, and the need of relaxation to those who have been closely engaged in trades or Professions. As a village it must be stated that Leamington enjoyed at an early period accommodations which gave to it a degree of popularity. It had its bowling green to which the gentry of the neighbourhood were accustomed to resort. Its long row of stately elms stretching their spreading branches and long shadows across the grass and over the cottages, gave a pleasing serenity and beauty to the scene. The Bowling Green Inn attached to

this establishment was considered to be the first Hotel in point of consequence, and although of but humble pretensions, it was nevertheless sufficient for the wants of the place. An Assembly Room added to the establishment called the Green Room gave it more consequence. Here the neighbouring gentry assembled for the purpose of bowling; their amusement commenced on the first Tuesday in May, and continued until the first Tuesday in October. Not far from this Hotel stood a small Inn called the "Dog." This was occupied by the late Mr. Abbott who being the first founder of any public Bath in Leamington; and the first mover in any of its improvements, will be entitled to particular notice as the narrative proceeds. At that time the small Inn now standing by the side of Copps's Hotel, was upon a scale such as might be expected in a rural village, attracting a passenger now and then as he wearily travelled on his way and needed refreshment. The rack in front provided hay for the horse, and *within*, the host offered such cheer as the times sanctioned. The two bow windows as they now appear were added to the house in 1778 by Mr. Abbott, and gave to the small Inn a smartened up appearance. It continued in his possession till the year 1793 when he removed to the Bath Hotel, in Bath Street. This Hotel it will be remembered *was the first house ever built in Leamington Spa!* It must be remembered also that it resulted from the well-founded enterprise of Abbott himself, under the conviction of its being needed by the increased demand for accommodation. Afterwards the Dog was occupied by Mr. Sinker, who is remembered to have afforded good accommodation to visitors as the numbers gradually increased from time to time. This house stands with its plain bow windows, to the east of Copps's Hotel; and as one of the first Inns before the place rose out of its humble character it is an object of curiosity. It is the free and undisturbed enjoyment of property which in-

duces men to enlarge and improve their possessions, expecting a fair return for the risk in making investments. Hence have arisen Baths, Houses and Streets, together with Churches and Public Places in every direction. Thus the expectation of gain has conduced to the multiplied wonders which we behold around. This is the principle which pervades the greater part of society. This it is which in some cases has led on to extravagant confidence; we see buildings unfinished and houses unoccupied; time however will rectify these mistakes and adjust the supply and demand with correctness. In presenting the history of Leamington up to the present time let us for a moment refer to the first projectors of the first improvements; the beginners of the beginning! Amongst them we place the name of Wm. Abbott. *He* constructed the first Bath, in Bath Street, begun in 1784;—opened in 1787. *He* built the first house of the infant settlement, and opened it as an Hotel after encountering great opposition in 1793. It was said of the last of the ancient empires “*Romanum Imperium, quo neque ab exordio ullum fero minus, neque incrementis toto orbe amplius humana potest memoria recordari, A ROMULO EXORDIUM HABET.*” Considerable attention had been drawn to the waters in the year 1784 by the talents and favour of Doctor Kerr, of Northampton; he was partial to the place, visited it regularly; prescribed for patients, and ardently recommended the medicinal properties of the springs. The Dog and the Bowling Green found accommodation along with two or three smartened, whitewashed Cottages for visitors. The dawn of day was then just appearing! The sanguine and ardent hopes of those who ventured to predict some of the extraordinary improvements which have sprung up around us began to be in exercise. The faculty of anticipation when exercised correctly, is a proof of intellectual superiority; success in any enterprise is often the result of a well-grounded

confidence; doubt and fear are precursors of misfortune. Something must be attributed to the ardour of the first movers in advance, nor must the fame of the place derived from the wonderful cures stated to be the result of *dipping* for the cure of hydrophobia be entirely overlooked; but the influence of Doctor Kerr, and his recommendations of the waters, must be stated as one leading cause of the extraordinary changes which have been effected, so that in this case, history takes the appearance of fiction; so strange and romantic have been the events which form the pages of our record.

The notice which Mr. Abbott's Bath had drawn to it, from the time of its being opened to the public, in 1787, led to the building of new Baths, by the late M. Wise, Esq., which were completed in 1790. These formed the corner building, at the South end of Bath Street; one part fronting into that Street, the other into High Street. Since that time these Baths have undergone great enlargements and improvements: situated near to the two Inns above named, they were convenient for visitors, and received a great share of patronage. As time rolled on, and the reputation of the waters increased, enlarged accommodation was needed; the Baths, therefore, were, from time to time, greatly improved: at the present day they are kept by Mr. Curtis, but they are of a character far more splendid, and far more convenient than formerly. At this time a sensation had been created in the minds of residents, and others, as to the growing importance of the place: but, a very unfavourable obstruction existed, from the disinclination, which the landed proprietors entertained, to the selling of any land whatever, for the purpose of building. The invasion of their mansions, by encroaching dwellings, even with the view of providing accommodation for those in search of recreation or health, was thought to be an unendurable intrusion: every demand, therefore, as to

land, for the purpose of building, was firmly resisted. The Baths erected in 1787, by Mr. Abbott, and those belonging to the late M. Wise, Esq., in 1790, were the early movements in advance. They stood in dignified solitude, inviting attention and proclaiming the new-born fame with which the place was invested. The hastening gale of prosperity was not anticipated by the proprietors of land! They neither perceived, nor sought it! Vastly different, it must be admitted, is the present state of society from that which existed in the year 1790. Imagination itself could not have created a state of things, so essentially different, as that which we now behold. Distance is, as it were, overcome! We measure it by time—*not* by milestones as formerly! Four hours from London to Birmingham; and to be accomplished probably in *three*, in case of special emergency! It is not, therefore, so much a matter of surprise that, from the year 1785 to 1790, there should have been no movement of consequence in the still, quiet, village of Leamington; or, that the two small Inns, the Bowling Green and the Dog, should have been able to find accommodation for all the visitors of those days! The causes of these vast changes are matters for deep research. They do not rest upon the surface. Unconsciously, the great discoverers of the power of steam, and of its application to the twisting of fibrous products, have wrought unforeseen and unequalled wonders in the community! The elements of vast improvements are mostly unobserved in their simple state; but, when developed in various combinations, and accompanied by suitable agents—when the designs of Watt, Hargreaves, and Arkwright, are brought into work, in connexion with the mineral treasures of our country; its wealth, and its laborious population; *then* are the effects perceived in their immeasurable results. The old well had existed from time immemorial, although its medicinal waters had been permitted to

run down the open lane, unnoticed and unhonoured. Previous to the diffusion of wealth, together with the various demands it creates and supplies, the intercourse between distant places was casual and occasional. But, when the increase of the population, and the establishment of manufactories for the various articles, which were of the greatest utility, had led to an abundant supply of them, additional means were soon suggested and discovered for the purpose of communicating with distant places easily, so that the products of labour and skill might conduce to the profit of the manufacturers, and the convenience of the consumers. Hence roads were constructed; carriages and conveyances established; canals formed, and innumerable communications sprung up, required by the demands of trade: all tending to the general intercourse and improvements in society. As these movements proceeded, not only were our PLACES OF RESORT sharers in the general progress, and affected by the general influence; but, they became more accessible to those who required rest, or amusement, or by those who sought a restoration to health. It is probable, moreover, that the intense application which those engaged in Professional, manufacturing, or mercantile pursuits, are under the necessity of directing to their engagements, has led to a new class of complaints, which disarranges the digestive organs, and brings on nervous debility. In such cases relaxation is needed. The sufferers are recommended to places of resort, where society can be enjoyed, and the change rendered beneficial by various attractions, and by medicinal aid.

The state of society which has been brought under notice, it is quite clear, gives an impetus to places of resort like Leamington, Cheltenham, Bath, &c. These places could never have enjoyed the patronage, they at present possess, under the state of things which existed previously to the improvements; con-

nected with our prosperous manufactures. The visitor, or traveller, may now breakfast in Town, dine at the Regent, in Leamington, and sup at Liverpool; and, if necessary, he may be at his office again for business on the following morning! It is indeed a transition state in which we live; further changes are inevitable from the advances already made; but in what direction these mighty movements may burst forth, or to what extent they may transform the present character of society, is, at present, concealed from our view. The history has been brought down to the year 1790. Abbott had made the first movement in advance, by the establishment of his Bath, in Bath Street. It is now carried on by Goold, under the name of "Smith's Original Baths." Mr. Smith was the son-in-law of Abbott; and having bought, and come into possession of the Baths, in 1806, and also of the Hotel, he greatly enlarged and improved the former in the following year, so that they were called by his name, instead of by that of the original proprietor. The two Baths to which the above remarks have been directed, were only upon a small scale. Those of Abbott consisting of but one hot, one cold, and one for children; and those at the corner of Bath Street, of two warm, and two for cold bathing: but the establishment, for the first time of Baths, in connexion with the known medicinal properties of the waters, added much to the reputation of the place. It attracted more visitors—it required more accommodations. Under the influence of these circumstances, Abbott again led the way! He at once saw the need of accommodation, and set about to supply it! The same year (1790) he began the building of his Hotel, in Bath Street; which was completed and opened in 1793; although he had to encounter a pretty strong opposition in the obtaining of a license, so inveterate was the feeling against any increase of the town, even at comparatively so recent a date

as the year 1793. It was a few years after this, that a circumstance occurred, which directed public attention more forcibly to the growing popularity of Leamington. Before we advance, however, to this circumstance more particularly ; let us stop for a moment to take a retrospect of the state of the place, in the year 1793. Let us, by the help of imagination, place ourselves in Bath Street—the only two buildings therein, being the small Hotel, with but one wing to it, (now in the possession of Mrs. Russell,) and then, at that time, just completed, and entered upon, by Wm. Abbott. The small Baths were a short space from it, to the South ; and, at a tolerable distance therefrom, were the Baths, above described, belonging to the late Mr. Wise with a gaping space intervening. The lane rough, and unpaved ; deep cart ruts in the middle, with hedges on each side, an open dike on the East, down which ran the waters to the Old Well, in unmerited neglect and silence. No shops then with their attractive windows, displaying the colours of the rainbow ; or the changing hues, in silks, sarsenets, and pelisses—no splendid Parthenon, with its pillars, portico, concert room, and pealing organ—no music then, save that which came from the unpaid choristers above, in the lofty elm trees, as they moved in the breeze ; or in the well shaded gardens adjoining, where the cheerful labourer hastened to use his bright spade, after a hard day's work in the fields. A change is now come o'er the spirit of the dream ! Not unfrequently, various instrumental bands, promenade the streets, offering their entertainments, whether vocal, or instrumental—the timbrel, the dance, and the harp are among our dwellings. The crowded assemblies, with prescribed movements, and measured time—with bright lights, and gay scenery, bestow also their periodical attractions—nothing can be more *unlike* Leamington, so late even as the year 1804, as Leamington, in the year 1842 !

From the year 1793, the time when Abbott completed and opened his small Hotel in Bath Street; no movement whatever in the way of advance as to building, took place for many years. No land could be obtained for that purpose, in situations thought eligible for increasing the infant establishment! The place therefore remained without further addition or improvement! A pause seemed to ensue! It was doubtful if the favouring gale, so long expected by many of the inhabitants, would visit them with the prosperity anticipated, but the visitors who came year after year, deriving pleasure and also improvement as to health from their visits, continued to keep alive year after year the hopes which had been entertained. The waters were salubrious; the place cheerful; the country around full of deep interest; and rich in interesting scenery. Warwick Castle with its turrets and towers; its antiquity and its shadows flung across the deep water, is within sight of the place! The Roman Tower still proudly defies the returning storm, and all assailants of whatever age and character. Stratford is at an easy distance and offers a delightful excursion to those who love to see the green vales, over which Shakespeare threw his rich poetic mantle, and the humble abode also where his transcendent genius first grew and expanded. Kenilworth is altogether classic ground. It has been visited by the wand of the northern enchanter. The incidents belonging to the proud and flattered Queen, and the unhappy Leicester may all be revived in the memory, by visiting the mouldering ruins, once at an early period belonging to the monastery and privileged fraternity of monks. Stoneleigh Abbey, rich in beautiful scenery, is not far off; the great manufacture also of silks together with the trinkets, toys, and steam engines of Birmingham; they are near also and may be considered objects of curiosity as they form a part of the foundation of our national wealth and greatness. There is

also near to Leamington worthy of careful notice, the monumental tomb of the unhappy Piers Gavaston. It stands to warn the great ones of the earth, that there is no trust to be placed in political rivals; or, in the protection of Princes when that protection is most needed by their unhappy favourites. Piers Gavaston, a Gascon of some family distinction had served Edward I, with honour and fidelity, it seemed therefore to be only an act demanded by gratitude and good feeling to place him in the establishment of his son the Prince of Wales. His singular accomplishments and attractions, naturally awakened the admiration of youthful sensibility, for the second Edward was disposed to confidence and friendship. This feeling towards one who seemed to possess so many claims on the Prince, both personally and relatively, however natural in itself, was a matter of alarm to the suspicious monarch: Gavaston was banished from the kingdom; a promise also was exacted from the son, during the father's life time, that the favourite should never be recalled! No sooner, however, was Edward the second seated upon the throne, than his recollection entirely failed him; he sent for Gavaston forthwith; loaded him with wealth and honours, bestowed upon him an Earldom and seemed to place no limits to the desire he cherished of serving and gratifying the favourite. The young Queen Isabella, who was of a treacherous disposition; and whose character in the sequel was marked by vice and infamy; felt, that the authority of Gavaston interrupted the exercise of that influence, which she herself sought to maintain. The haughty Barons also were displeased with this extravagant partiality of the King; the favourite himself, too, instead of endeavouring to mitigate the envy they naturally cherished, took every opportunity of mortifying their pride, and exasperating their resentment. In trials of skill he exerted himself to triumph over his competitors, and

to load them with jests and ridicule. At length the Earl of Lancaster, uniting with the Barons at large, threw off all restraint; they boldly demanded Gavaston's banishment, and openly took the field against the Monarch and his favourite. In order to quell this insurrection, Edward proceeded to York, but quickly found it necessary to retreat from that City to Newcastle, and afterwards to sail with Gavaston to the Castle of Scarborough. The Earl of Pembroke sat down to besiege the place; and after some time had elapsed, Gavaston, who was not without talents and bravery, agreed to surrender the fortress; but, upon the following conditions:—that in case a general accommodation could not be agreed upon within two months, he should then have the Castle restored to him in the same condition as when it was surrendered. This treaty was sanctioned by the most solemn conditions. "Pembroke now master of the person of this public enemy, conducted him to the Castle of Deddington, near Banbury, where he left him protected by only a feeble guard. Warwick, probably in concert with Pembroke, attacked the garrison," and the unfortunate Gavaston was yielded up to him without resistance, and conveyed to WARWICK CASTLE. The Earls of Lancaster, Hereford, and Arundel, immediately repaired thither; and without regard, either to the laws of the kingdom, or to the conditions under which Gavaston surrendered, "they ordered the head of the obnoxious favourite to be struck off by the hands of the executioner."* Such was the barbarous and cruel act committed in the year 1312, on the 1st of July, which the tomb of Gavaston denounces to all posterity! The Barons in those days possessed unitedly a power which held the King himself subject to their control; an act so cruel and atrocious, however, as that perpetrated upon Gavaston, has left a stain upon their characters,

* Hume, vol. 2.

which time itself cannot efface ; and equalled only by that savage and inhuman crime perpetrated upon the unhappy monarch himself.

The hills, all around the town of Leamington, are covered with elms, oaks, and pines, of luxuriant growth. In whatever direction we move, the lands are all cultivated : no barren heath is near ; the roads are in excellent order, the air is pure, the river flows gently down amidst its dwellings ; the inhabitants are well conducted, peaceable, orderly, and quiet. Nor must it be omitted that the privileges, as to religious services in churches and chapels, at Leamington, are highly distinguished ; or that the streams of worshippers fill the streets, on the Sabbath, as the inhabitants proceed to the different temples, where the worship of the Majesty on High is celebrated. This worship, it is true, is carried on in many different strains ; but, could all be thrown together, there would arise a delightful harmony—a grateful anticipation of the temple “not made with hands.”

The interest which Dr. Kerr took in the welfare of Leamington, has been referred to ; a second patron however, about eight or ten years afterwards, with considerable advantage, from his literary connexions, brought the place more prominently into notice. Dr. Lamb was a physician in extensive practice, at Warwick ; he had also a taste for scientific pursuits. At the time referred to, (1794) the Philosophical Society of Manchester was in general repute. It had enrolled various celebrated names amongst its members—Percival, Dalton, the Henry’s, and many others much distinguished in literature and science. Dr. Lamb being also a member of that society, he prepared, and presented to it, in the year just named, an analysis of the Leamington Springs. The analysis being published among the transactions of that popular society, in the midst of a large manufacturing district ; it not only directed a large

share of public attention towards the new Springs, at Leamington, and their analysis, but it brought the place immediately under the notice of those, who occasionally required recreation and change, and of those also, in the midst of their rising and prosperous trade, who had the means of gratifying their curiosity, with respect to the new Springs brought to notice by the Warwick physician! From these circumstances there resulted a fortunate coincidence in favour of the rising town. The inhabitants of Lancashire gratified a desire of novelty in the search after health and pleasure—the inhabitants, of Leamington needed support and popularity for their rising fortunes. About this time, or shortly afterwards, a spirit of irresistible enterprise began to be awakened: cottages were whitewashed and brightened up; new furniture was provided—all were in expectation, looking forward in firm hope to the anticipated season of gaiety and good fortune.

Notwithstanding these undoubted tokens of approaching prosperity—notwithstanding the patronage of Dr. Kerr, and the influential recommendation of Dr. Lamb, it is remarkable that not another building, in the way of improvement and advance, was seen for a period of more than ten years; that is from the year 1793, at the completion of Mr. Abbott's Hotel, in Bath Street, until the commencement of the fourth well, by Mr. Robbins, in the year 1804, at the North-west corner of the beautiful bridge in its new and attractive form. It will be remembered, however, that the period here referred to was at a time when Great Britain was engaged in a severe conflict with France—when her greatest energies were demanded, and a large expenditure required, before unequalled in the history of the European States; for not only were her own resources called into exercise, but large subsidies were also made to other States, in order to engage their forces in what was deemed the common

cause. In the year 1799 Great Britain had also the misfortune to experience the calamity of an exceedingly unfavourable harvest. Wheaten bread was the colour of rye! The average price of wheat in the year 1800, was Five Pounds, Thirteen Shillings, and Seven Pence; in the following year, Five Pounds, Eighteen Shillings, and Three Pence per quarter. This happened also at a time when the country was engaged in a fearful conflict; and when all her available resources were required for the struggle.

In the year 1803, the notice of the Earl of Aylesford was drawn to the state in which the Old Well then stood, and more particularly upon his visiting Leamington, in the year named. The Rev. W. Walhouse, it is understood, took great interest in the improvement of this Original Well; he was an ardent admirer, friend, and patron of the place. At this time it was merely an open well; the water issuing *by a stone in the wall*, after having flowed down an open dike through the lane, now transformed into Bath Street. Other improvements in regard to the Baths and Wells, newly constructed, and at this time in established repute, excited general attention. It was under the direction of the Earl of Aylesford that a new construction of the Old Well was, in the year 1803, undertaken. The square, respectable, unpretending building now standing, is of more recent construction. It must be stated also, to the honour of the Earl, that he gave directions for a pump to be placed on the outside of the building connected with the well; by which means the waters are, at all times without expense, free to the poor and to residents of the town. The *Baths*, however, which were required, by the visitors, were left to be established by private individuals, and the enterprise they cherished provided a sufficient supply with every necessary convenience. The Old Well, with the modest square building, was connected with

the movement onwards. Here the healing waters continue to flow, as they have done from age to age; and here will they continue to flow, with their salutary streams, when further improvements will probably present new features, it may be, in more gay, and attractive characters, to ages yet unborn. Up to the year 1803 the only Baths were those constructed by Mr. Abbott, and the late M. Wise, Esq. Those erected by Mr. Robbins, in 1804, were upon a larger plan. At the present time they have an attractive appearance, with a long range of pillars following the side of the river; with which also are connected gardens and walks of a pleasing and attractive character.

A recent publication by Dr. Granville is calculated to mislead the reader as to charges at the first Hotels, and in other matters also, in Leamington. He has given the population at 30,000, *besides* visitors, which is more than *twice* the amount, as ascertained by the late census, and his other exaggerations may probably be quite as extravagant. The number of inhabitants, according to the late census, may be stated at about 13,000, with a somewhat preponderating number of females—

Males,	5,264
Females,	7,600
	<hr/>
	12,846

This number is exclusive of Milverton.

The Dr. has spoken in terms of respect towards our leading physician Dr. Jephson, nor can the historian estimate his talents, or the value of his friendship too highly. The moment a patient falls under the care of Dr. Jephson, from that moment every energy is awakened in his favour. Perhaps no man in the kingdom prescribes for a greater number, or with greater success. Possessing a large range of experience, the

Dr. deservedly excites a well grounded confidence in the minds of his patients ; and although a great proportion of them are sent to him as a *derniere ressource*, but a *small* number leave the place without either relief or cure. To return to Dr. Granville's remarks upon the high charges of our Hotels, and other matters, it may be urged, that it is anything but fair and candid to make a comparison between the prices at the places of resort in Germany, and those in Leamington. It cannot be expected that charges in Hotels, which are kept upon the most splendid and costly scale, in the very centre of a rich and densely populated country like that of Great Britain,—it cannot be expected, we repeat, that they can be made to square with those in the rude and simple provinces of Germany ; where the inhabitants—their wants, condition, and circumstances are entirely unlike to those, with which they have so disingenuously been compared ! Were we to add however the expense of reaching these much lauded Spas of Germany—the infamous roads thither—the crazy carriages, or waggons—the coarse fare, and rude dwellings ; together with the labour and weariness of being jolted over trackless roads, or heavy sands—far better in the end, and far *cheaper* would it be for Englishmen *at large* TO STAY AT HOME, and enjoy the advantages their *own soil* bestows, rather than to trust to the patrons of the descendants of the Cimbri and Teutones, either for health or pleasure ! In the commendation which Dr. Granville offers to an individual, as a physician, who stands so far above the influence of either his censure, or his praise, there appear to be some grains of reserve, and it seems to be a matter of doubt with him, whether the plan he assumes to be adopted, is that which is most advisable. There seems to be the voice of Jacob in these remarks, with the hand of Esau. It is a matter of doubt, moreover, whether the arcana of professional men, are proper matters for discussion by

the *uninitiated*, as it is pretty certain that they are unable to form a correct opinion in regard to them; and whether the mode of cure be by one leading specific; or by any other out of the whole range of the pharmacopœia, it is a matter of but little import, providing the cure *be* effected! There is something so crabbed and censorious in the invectives of which the tourist has been delivered, that it seems to be a positive duty to refer to them somewhat more particularly; to extract from them their sting, and to render the hostility with which they are loaded entirely harmless. The tourist assumes a sort of SPARRANTRY! He finds matters for attack in each direction; the lance is poised against every object, both large and small; proceeding from one extremity of the kingdom to the other, he lays prostrate every enemy, real or imaginary, and stands proudly erect in the consciousness of undisputed victory!

It is quite clear that when the Doctor wrote his chapter the 10th, and conferred upon Leamington the favour of a visit, he laboured under some disease which discoloured every object around. Notwithstanding this severe attack, he has unwittingly, like the prophet of old, been compelled to *bless*, when the infliction of a *curse* was intended,—“*what is it then,*” he says, “*which has changed so quickly the station of that Spa in the estimation of the public; and, for the last ten years, but particularly within the last seven years, has caused the said ELITE to congregate in that place IN COUNTLESS NUMBERS, determined to go thither and nowhere else?*” This seems to be the great matter of offence, that such great numbers of the *elite* of society have resolved to come hither and to go nowhere else! Now if the Doctor could have been prevailed upon to have taken but half a dozen glasses at the Pump Room, it is almost certain that objects around, would have been seen in their proper light. We are told by an author (one of the great *un-*

known,) that the public errs not in its judgment, and that its decision is infallible!* We might therefore rely safely on the decision of the public, as to the attractions *within* and *without*, and let the matter rest. But there are several misstatements and misrepresentations so *enormous*, that a few remarks seem indispensably necessary. The terms at the Hotel where the tourist bestowed the favour of his presence were, for board, Three Guineas per week, yet he represents the expenses of one night, so as to estimate them at the rate of *Six Guineas per week*. Now it depends, in a great degree, upon the economy of the individuals themselves as to the expenses beyond those which belong to the table d' hôte, and, it is admitted, that at the ROYAL, where the Doctor stopped, the table "was most bounteously supplied." In order to avoid, in any degree, the possibility of misrepresentation we have copied a card of charges from the proprietors of the Regent. This Hotel is referred to as being of the highest character, and upon a scale, as to size and splendour, which were enough to excite the tourist's apprehensions. It is only proper therefore, in justice to the Hotel itself, and indeed to the town at large, that the charges of this large establishment should be precisely inserted.

"TERMS OF THE REGENT HOTEL.

	PER WEEK.		
	£	s.	d.
Board and Bed, with use of Public Rooms, (table d' hôte)			
each,	3	3	0
House Servants—Waiters, Chambermaid, Porters, &c.,	0	10	6
Private Sitting Rooms, very comfortable, spacious, and			
elegant, from.....	1	1	0
Wax Lights and Fires when used,	0	10	6
Parties boarding in private, with Bed Room, each,	3	10	0
If more than Two Persons,	3	7	0

"August 1842."

* Junius.

Every thing is said to be "extravagantly dear at Leamington, house rent dear, and lodgings are difficult to be had, and seldom under two or three guineas a week for two rooms." Whoever walks through Leamington, instead of finding lodgings difficult "*to be had,*" will find them offered in almost every good street, at almost every other door! There are two rooms to be had, a drawing room and lodging room, in many unobjectionable situations, at twelve shillings per week, and cooking without charge. Very excellent lodgings, of two rooms as before, in the best parts of the town, at twenty and thirty shillings per week, with cooking also. It is beyond measure unfair to represent the houses in Lansdowne Place, as of an ordinary character, whereas they are, many of them, of a style resembling palaces. At the conclusion of the paragraph, in page 223, the Doctor sarcastically asks "*who is to inhabit all these flimsy semi-palaces?*" Yet in his introduction he tells us "*that countless numbers determine to come hither, and will go nowhere else!*" At the moment he wrote these strictures, there were, he says, *dukes and their duchesses, marquesses, earls, and barons, baronets and their spouses, besides military knights and their ladies.*" It would make a difficult "problem" to solve all these inconsistencies. But it might seem that the Doctor only made a short sojourn, and that the thirteen shillings and sixpence gave him a distaste for the place; it would therefore be but a hasty and very incorrect sketch, which could in that short time be made and offered to the public.

Referring to the Pump Room, in the character given of its waters, it is stated that the purgative ingredients are insufficient to render them active, to which a *direct contradiction* is given by the author of this narrative, and even when limiting the quantity taken to only one common glass. In page 239, it is

said that the waters are seldom recommended by the physician, who is of the greatest authority and experience; but, in direct opposition to the tenor of that remark, the author has to state that he himself has taken the waters, as well as many others known to him, under the advice and sanction of that most eminent and excellent physician! Connecting some remarks with Dr. Granville's skilful friend, (Mr. Middleton,) he seriously states, and in commendation of the practice of prescribing and sending the prescription to the chemists; that there are, *BESIDES VISITORS*, upwards of "*thirty thousand permanent inhabitants at Leamington, who must AT TIMES REQUIRE MEDICAL AID!*" These glaring misstatements it is difficult to ascribe to mere inaccuracy. The country around, *within ten miles*, although rich in literary recollections, and full of natural beauties in the greatest variety, the tourist represents as *tame* and *uninteresting*. The finest Castle in England, *if* in the vicinity of Leamington, is insipid and unattractive! The ride to Warwick, with the majestic Castle full in view is tame and wearisome. Kenilworth, with all its literary associations, has no charms or interest whatever, because the road leading to it is a "*bye-road and tortuous*." The warmest advocate of the place it is said, can find *no* attraction which is rare—no spot on which to rest the eye—no scenery deserving of notice—the air is bad—even the bills of mortality are against us—nothing *within* or *without*, but what merits the severest reprobation of the vindictive tourist. The prices of meat are stated as under, from which it will appear that they do *not* merit the representations made so erroneously. In consequence of the rapid growth of the place during the last fifteen years, and the prospect of making lucrative investments in buildings, it is true, that a large capital has been directed to that purpose. The consequence of which has been a very large increase of houses, and a great competi-

tion, so that "house rent," in many parts of the town, is EXCEEDINGLY LOW, not paying in many instances $2\frac{1}{2}$ per cent. upon the capital laid out. This is the inevitable effect of great competition! It seems however to be a matter of gratulation and delight with the author referred to, that the enterprise of the builders, however laudable, and in many respects advantageous in itself, has proved unprosperous, and that the "*flimsy semi-palaces*" are likely to be unoccupied, and end in the ruin of the proprietors!

Public markets have lately been established in Leamington. The prices of meat will be fair and moderate, if payments be made in money, and an extended credit be not required; or if the *booking-system* be not resorted to.

Best Beef, best cuts, from....	6½d. to	7½d. per Pound.
Mutton, legs, from.....	6½d. to	7d. „
Fowls, in the season, from ..	3s. 6d. to 4s. 6d.	per Couple.
Geese, from	4s. 6d. to 5s. 0d.	Each.
Turkeys, from	6s. 0d. to 8s. 0d.	„

These are the average prices in the markets, if payments are made in money; but, when a system of extended credit is required, and payment made with irregularity and delay, in such cases it must be expected, that much higher prices will be demanded.

No place can offer a more striking illustration of the domineering influence of fashion; or of the mutability of human possessions than Leamington! To behold a mere village, even so late as the year 1814, transformed in the course of a few years into a large town, with wide streets of considerable extent, full of dwellings like palaces, borders on the romantic: more especially if we add thereto the various Churches and public buildings, together with the vast increase of inhabitants. But an unexpected revolution has already been witnessed, short as is

the period of the history : Dr. Granville characterises the river Leam as "sluggish," forgetting, perhaps, that its stream is often held up and let off sparingly by the old mill, being kept with a view of obtaining a better head of water force, applying the same to the purpose of the mill in grinding corn. But, however slow may be the stream of the Leamington river, it has moved fast enough to see as many generations as the Nile itself, although it may not have witnessed the ruin of Thebes, or the destruction of Persepolis. Neither the Nile nor the Araxes ever saw the decay of splendour or the overthrow of a seat of empire so suddenly, as at this time is exemplified within the borders of our own territories on the banks of the Leam : for the Royal Hotel itself is deserted ; the old town once the seat of empire is consigned to neglect—silence reigns where cheerfulness and gaiety pervaded the scene ; the harp is hung up in the hall ;* its strings have ceased to vibrate, and the dance with its bright visitations is carried to another more favoured spot.

The continuation of these topographical remarks, from the year 1804 onwards, after the repairing of the Old Well, and the completion of Collins's Baths, will confirm the statement above given ; for the fashionable abodes of Leamington have been latterly transferred to the North side of the Leam : in this district are the *elite*, with coronets and equipages ; for, although we now, in the progress of the modern history of the Old Town, have to notice the formation of Clemens Street, Bath Street, and High Street, together with other buildings fixed here and there, it will be seen that these streets were only just formed, and the houses occupied, when a change suddenly came on, and the greater part of the Town—its extensive buildings, and attractive streets, have since then been placed on the North of the river.

* A Welsh harper was regularly in attendance at this hotel.

After the completion of Collins's Baths in 1804, the town received no material addition as to buildings for a considerable time ; but little enterprise had as yet been awakened ; people seemed unable to discover clearly the tokens of the coming gale—there were but few who could with prophetic eye glance into futurity. The Rev. Mr. Walhouse was an ardent and unwearied friend in furthering the welfare of the place. With an independent fortune he chiefly resided at the Hotels of the village—he took every opportunity of recommending, both by his example and influence, the advantages which the town offered from its medicinal springs and its attractive situation. There is another individual who must be named in connexion with the early history of Leamington ; who, inspired by his ardent attachment to the place, never despaired of its growing importance. Benjamin Satchwell, although moving in the very humble station of a shoe maker in the village, enjoyed, nevertheless, a considerable share of influence, being a man of close observation, and possessing a considerable degree of acuteness, he maintained a prominent station amongst his neighbours. Occasionally he was their arbitrator in cases of difference, he administered or expounded the law in his humble way, besides which he was a poet and courted the favour of the muses who are its patrons. His poetical powers, moreover, were directed to praiseworthy objects : he extolled the waters of the place ; and being also poet laureate of the village—he sang in praise of all the illustrious visitors who came to the Spa and brought with them increasing popularity. His verses being carried to the newspapers of Coventry and other places ; the trumpet of fame was continually announcing the visitors who arrived ; the extraordinary cures which were performed ; and the irresistible efficacy of the waters. On the arrival of visitors, especially if they had influence, he paid his personal respects ; being ready with a

distich or two of laudatory verses, his company was accepted, and, partly by the enthusiasm of his character, partly by the eccentricity of his manners, his attention to visitors and strangers was made acceptable. Satchwell it was who cheered on his friend Wm. Abbott in founding the first bath. His ardent mind dwelt upon every incident, and made as far as practicable, every measure conduce to the enlargement and general interest of the place. The Rev. W. Walhouse was a patron of Satchwell, and encouraged his ardour in the promotion of improvement. From the year 1793; when the Bath Hotel was completed, the Dog, which Abbott formerly held, fell into the hands of Sinker, who retained possession of it till 1813, when he was succeeded by Copps. From this period the hotel, (which, for a considerable time, went by the name of Copps's Hotel,) was much enlarged and improved. The house which was first occupied by Abbott, and then afterwards by Sinker, retains much of its original form. The plain bow windows may at this time be seen to the east of the hotel, they retain much the appearance of a small neat country Inn. Opposite to this establishment was a large duck-pond, common to the uses of the village. It was filled up by Copps in the year 1815; near to this spot a large row of beautiful elms, stretching from the Bowling Green, and then turning down by the side of Bath Street, gave to that part of the village a striking appearance—these elms were taken down so late as the year 1825, and since then it is, that the eastern side of Bath Street has entirely been constructed. But this striking and highly ornamental row of trees may be noticed again, when we proceed to follow various streets, as they arose one after another—the result of enterprise and speculation.

Had we to set about the formation of an entirely new town; which, as above said, has rarely and but occasionally been done in Great Britain, for upwards of a thousand years past—had

we to choose the site—to lay out the streets—and to appoint the places for public buildings, a considerable degree of care, taste, and judgment would be indispensable. Our Saxon forefathers spread their small, rude villages across the kingdom. It has been the business of later ages to enlarge and improve their small establishments. They have grown here and there into seats of manufactures ; following the suggestions of nature and interest, they have gone on enlarging and widening till the neighbouring hills and vallies have been all invaded, and thus yielding to the peremptory demand of manufacturing interests—Lancashire, Yorkshire, Warwickshire, and other counties, have formed large establishments for manufactures, spreading over every hill and occupying every broad valley.

The quiet, retired village of Leamington, with its five-and-forty cottager's huts—its handful of dwellers—and its shady elms, has felt the influence of enlargement and improvement under happier auspices. It is not destined to be made acquainted with all the sorrowful visitations which belong to the manufacturing districts,—one day oppressed with excessive demand, shortly afterwards consigned to poverty, want, and misery ; neither has it been called to witness the monstrous and cruel labour which calls infancy from its bed, and consigns its tender limbs to move, heavily laden, through the narrow, wet, and dreary spaces of the coal mine. Leamington has had the peculiar pleasure to see its streets grow into palaces ; and those streets crowded with wealthy visitors ; the distribution of whose wealth conduces to the active employment, in numberless ways, of all those who in humbler, and perhaps happier and more useful station, need employment. There has been, also, it must be admitted, a considerable degree of judgment and taste displayed in the laying out of a variety of regular and spacious streets, as well as in the general character of the buildings, which are, for

the most part well finished, and distinguished by beauty and elegance as to construction.

Increased demand for accommodation, in the beginning of the present century, occasioned no doubt, by the attractions above noticed, led to the formation of more Wells and Baths. The next in order after the Victoria establishment, was that in High Street, in the year 1806, under the direction of the Rev. Mr. Read, a dissenting minister, of Warwick. In making this Well it was necessary to dig to the extraordinary depth of sixty feet. Loudon states that on the spot, which is near to the Crown Hotel, both *saline* and *sulphureous* waters were discovered, and the latter, are strongly impregnated with sulphureous qualities. In the following year Mr. Smith, son-in-law of Abbott, and his successor at the Bath Hotel, rebuilt and much improved the Original Baths, in Bath Street, giving to them a modernized and elegant form. Since that time these Baths have gone by the title of "Smith's Original Baths." A considerable degree of alarm was created by the improvements just noticed, for the wells being considerably lowered, the filling of them took away the flow of the water from the other Baths entirely, during three whole days, all around were in fear for the welfare of the place, its ruin seemed inevitable; at the end of the three days, however, the level of the stream was restored, and all went on peaceable and prosperously!

As visitors, and the attractions of the place increased, enlarged accommodations became necessary. It is always a matter of intense curiosity to watch the first movements of a design, and inspect the arrangements required for an undertaking as they present themselves one after another. The prominent situation that Satchwell held in the village, of whom we have spoken, could not fail to have its effect. In the year 1807, Mrs. Hopton, his daughter, who is still resident therein, built Satchwell Place,

which consists of several houses situated in George Street, near to the old church, constructed entirely with a view to the receiving and accommodating of boarders. This establishment was required by the new state of society, and the changed aspect of the village; it was, also, the *first* private boarding-house erected with the design of receiving persons as visitors at the Spa. Many families of distinction gave their patronage in that day to Satchwell Place, however much changed now in its general character. The glory is, alas, departed—it now stands unattended by the equipages, or the pleasurable throng who cheerfully fluttered around thirty years ago, and brightened the scene amidst the new surrounding objects. The coronets and titles, together with the sprightly crowds of visitors, are all departed; other abodes are now chosen on the north of the river where arbitrary fashion bestows her patronage, regardless of the effects which the caprice has inflicted. The old fanciful cottage, however, is still here, which received visitors before other habitations were erected; furnished up and whitewashed in a trellis or lattice work form, it took an air of novelty and sprightliness which belonged not to the other dwellings, near or distant. The large refectory was placed at the east end of the building, of considerable amplitude; but with no great elevation as to the ceiling thereof; neither was much regard paid in its general construction, to any of the established orders of architecture. Persons resident in Leamington, at the time the present history has been in progress, were amongst the first guests at the long table in the ornamented and smartened up cottage. They joined at that early date in the mixed and promiscuous assemblage; met, it might be, for pleasure, health, change, recreation, or any other of the various and unnumbered motives, which lead people to seek some object or other at a place of resort. This humble dwelling, in its present antiquated and uncouth form, carrying

us back to the first six or seven years of the present century, holding up, as it were in a mirror, the early character of Old Leamington, when it first emerged from insignificance, and began to woo visitors, is perhaps more adapted to strike the attention than many of the modern structures, whether Doric, Ionic, or Corinthian! * Another large boarding-house adjoining to those first built, was soon afterwards added. Here the Post-office was kept, during many years, by Mrs. Hopton, but alas! the revolution which has taken place in the transfer of streets, establishments, and visitors, to the north side of the river, has very materially reduced the value of a great portion of the property in the Old Town. Satchwell Place, also, although built by the daughter of Benjamin Satchwell, bearing *his* name, who was the tutelary genius presiding over the place; and whose prophesies, in regard to its prosperity, were aided by the energy of his efforts and desires in their accomplishment. Satchwell Place is now standing in a forlorn attitude, neglected by its former friends, and deserted by early patrons! As the first private abode for visitors, it is an object of curiosity.

Following the thread of our history, we notice next the first new *private* house, built at the corner of Clemens Street, now occupied as a butcher's shop. To the building of this house we assign the date of 1808. Another house adjoining it soon followed; but, previous to these buildings, there was a house which now forms the centre of the Crown Hotel, formerly used as a school, which had been erected several years. These houses gave the line for High Street, on the south. The history of the place as it added street to street; and one elegant building after another; to some, may be more interesting than its

* Since this work has been preparing the author has seen, with regret, that the cottage has been repaired and its character materially changed.

early history. Its growth and advancement have, no doubt, in some degree, been influenced by the increase of population and wealth throughout the kingdom. As a mere agricultural village it would have stood uninfluenced by these events, its limits would have remained as before : there must, therefore, have been other causes at work to have brought about these extraordinary changes. At the close of the narrative we shall concisely advert to these causes ; but it cannot fail to be acceptable to the visitors and inhabitants of the town, to notice, as nearly as may be practicable, the beginning of the beginnings of the leading streets, as they arose, and which supplied, as they were formed one by one, the elements of a large and populous town.

The reader will remember that, except in the formation of Baths, up to the year 1810, but few buildings had been erected. Such as were built previously to that date, were those which had been built with a view to the receiving of visitors and boarders ; and the most considerable building for this purpose was Satchwell Place, which has been brought under notice ; but others hastily followed in the same track. As a regular street, the first which sprung up, in modern Leamington, was Clemens Street, running from north to south, from the west side of Copps's Hotel up to the canal bridge. The first *house*, as above named, was built in 1808, at the bottom, on the west side ; shortly afterwards another dwelling was erected by Palmer, at the opposite corner, and now forming part of Copps's Hotel. Then followed, in 1812, a boarding-house, afterwards transformed into the Stoneleigh Hotel, at this time *re-forming* into small houses. In the year 1813, Booth's Terrace was completed ; a year or two afterwards the Satchwell houses, on the west side, and when the chapel, and another house or two, on the same side, had been built in the year 1816, Clemens Street was formed in its chief outlines—the first street resulting from, and connected with, the demand

for accommodation. Notwithstanding the difficulty of obtaining land from the great proprietors, there was a strong predilection in the minds of the public to restrict the great enlargements, as to building, to the south of the river, amidst the Wells and Baths. At comparatively a late period it was that the noble streets, to the north of the Leam, were laid out and completed, as it were, the result of necessity rather than of choice. The late Mr. Bissett, a settler from Birmingham, had an establishment for a museum and an exhibition of pictures, in premises, at the lower end of Clemens Street, now forming the extremity of Copps's Hotel, so that, by the year 1819, it was the seat and concentration of shops, and the refinements of taste as far as they had been created.

High Street was next in the order of enlargement, and in the demand for accommodation. Wise's Baths, built in the year 1790, stood almost alone for eighteen or twenty years. Albion House, used as a boarding-house, was not completed till 1813. Banbury and Kitchen's houses followed. Copps entered upon his hotel in 1813; and, by the year 1815, some considerable improvements had been made therein; and these few buildings gave to it, however scantily, the character of a street. About the year 1820, a large building was erected as a picture gallery, by Bissett, which, at the present time, although variously occupied, contains the name of the proprietor under the moulding. In the year 1825 the Crown Hotel was completed; and in this year the venerable elms, already mentioned, which flung their shadows to a considerable distance, without interruption; and which extended from the Bowling Green to Mr. Herring's shop, Bath Street, in an angular form, were all taken down by the late M. Wise, Esq. It will be perceived how much the character of that part of the town was changed by the removal of these old trees, which for ages had attracted notice; and, under whose

cool shadows, the villagers, from time immemorial, had met. High Street, now under consideration, was not completed, in its present form, till the year 1832. All the respectable buildings, on each side of the Baths, now occupied by Curtis, are of so recent a date. It is to be regretted that these elegant structures, as well as the noble hotel itself, like a Ducal Palace, requiring so great an outlay of capital, should, at the present time, in many cases, be uninhabited. Fashion capriciously bestows patronage in another quarter. The street, however, is spacious; containing a width of from fifty to sixty feet; it is on the high road between Warwick and London; distinguished by its spaciousness, beauty, and admirable architecture.

The only other street, which need be brought under historical notice, in the Old Town, is Bath Street. Here it was that Abbott constructed the first Baths which were raised in Leamington. Founders of empires have their customary apotheoses. The founders of a place consecrated to the welfare of so many, both residents and visitors, deserve to be commemorated. It is the duty of the historian of Leamington to associate amongst its earliest, most ardent friends and patrons, names, memorable in this character. Abbott, as the founder of the first Baths; Satchwell as the ardent and enthusiastic leader, whose eye never failed to rest on the bright prospects in store for the town; to which may be added, also, the Rev. Mr. Walhouse, whose untiring aid and patronage, led him to promote, by every practicable means, the establishment and enlargement of the town, which he delighted to honour with his presence, and to recommend by his influence; nor must we omit the venerable names of Kerr and Lamb, two physicians of eminence, who ardently lent their aid to the advancement of the infant settlement; and, by very influential and effective recommendations, conducted to its progress.

Abbott's Baths, in the street which takes its name from their establishment, were opened to the public in 1787. In 1808 a house was built at the corner of Gloucester Street; in four years afterwards, that on the opposite side, occupied as a hardware shop. The Theatre standing opposite to the Bath Hotel, but now transformed into houses, was opened by the late Mr. Simms in 1814. Here some of the celebrated London performers, at that time, made their appearance: amongst whom may be named Elliston, M'Cready, Ward, Kean, Braham, and Matthews. In the year 1818 the Theatre fell into the hands of Elliston; then succeeded Chamberlin; and the last proprietor was Bennett, till the year 1826, when it closed. The building was constructed to hold about £30 at regular prices; but, on one occasion, when Kean performed, by advanced admission, it contained £97. The year 1818 is assigned for the building of the house belonging to the Messrs. Woodhouse and the one adjoining thereto; then followed the noble Parthenon, an establishment the result of the taste and enterprise of the late Elliston. The buildings which form parts of this street to the south, have all risen within the space of fifteen years; so rapid has been the enlargement and completion of this central street. The elm trees being removed in the year 1825, the space intervening as far as the Bowling Green, was made available for the purpose of building; and, at that time, the Bowling Green, in its former character, was discontinued. The several streets belonging to the Old Town, surrounding the three which took the lead in the construction of it, are of comparatively recent date.

The new buildings in Church Street were begun, for the most part, in the year 1825. The Vicar's house, built in 1828, by the Rev. Mr. Downes, has lately been much enlarged and improved by the present Vicar. Charlotte and Brunswick Streets have, as streets, the date of 1828; and Victoria Terrace has been

completed so lately as the year 1836. The two Hotels in the Old Town, are the Bath and the Crown. The large magnificent establishment, the Royal Hotel, resembling a Palace as to its extent, and, also, as to its architectural style, is at the present time closed. The Crown Hotel, however, standing near to it, and being on the high road between London and Warwick, offers the necessary conveniences to travellers. In the year 1819 some springs were discovered on the west side, at the lower end of Clemens Street; four marble Baths were opened; and, upon an analysis of the waters, by Dr. Scudamore, they were said to be impregnated with sulphuretted hydrogen—these Baths are now discontinued. Those at present open to the public, in the Old Town, combining the convenience of Baths, in connexion with the drinking of the waters, are placed in the order of their establishment:—

GOOLD's, BATH STREET, Established 1786-7.	} 9 Warm, 9 Shower, 1 Douche, Plunging, Hot Air, and Tur- kish Vapour Baths.
CURTIS's, HIGH STREET, Established 1790.	} 9 Warm, and 9 Shower Baths.
WOOD's, VICTORIA TERRACE, Established 1804.	} 9 Warm, 9 Shower, & 1 Douche Baths.
PEBODY's, HIGH STREET, Established 1806.	} Strong Sulphureous Water, Sul- phureous and Saline Baths.
FAIRWEATHER's SHAMPOOING, in CLEMENS STREET.	} Medicated Vapour, Shampooing, Camphor, Warm Air, and Iodine Baths.

These several Baths are well constructed and well attended. The Victoria Baths have attached to them a spacious garden, a

walk also amidst trees, by the side of the river, and an elegant portico, or piazza, offering protection to the promenade in case of unfavourable weather. The establishment is distinguished by taste, convenience, and elegance; and, near to it, on the opposite side of the Leam, stands the Pump Room, which may be noticed here, in connexion with the other Baths, although belonging to the history of the New Town; and, as it is the leading establishment for the medicinal purposes of the place, containing every requisite convenience for drinking the waters, with Baths also connected therewith, it must be prominently noticed. This large structure was the design of Mr. Smith, of Warwick. It is ornamented by a spacious colonnade, and double pillars of the Doric order. The Pump Room is simple and elegant, of good proportion, and spacious in its dimensions, being 80 feet in length by 30 in width. An orchestre is placed in the centre, on the west side, where, in the morning, from eight to nine, (the usual time of taking the waters,) a well selected band attends regularly on weekdays; besides which there is a promenade, also, connected with the Baths, of considerable extent—it is in the form of a circle, agreeably diversified by trees. To the south it follows for some distance the course of the river, turning up by a row of trees and a spacious walk on the opposite side. To this agreeable retreat, in the mornings and evenings, the visitors resort; it is kept select by the subscription which is required for admission. An excellent band occupies the rotunda, which is placed in a space near to the Room; and here, in the summer evenings, select pieces of music are performed, as the visitors and others walk around the gay and pleasing circle. This building, it is said, was reared at an expense of £25,000; but its elevation is far too low, and detracts very materially from its appearance and effect; it comprises, however, every necessary convenience for the purposes to which it has been raised, containing upwards of fifteen baths in all their requisite variety.

The establishment of this magnificent edifice, in 1813-14, was a part of the great plan connected with the enlarged views growing out of the demands of the town from the year 1807. From that period great objects were designed. A new town, with spacious streets and noble buildings was contemplated; and seeing that it was impossible to obtain building ground to the *south* of the river; that irresistible enterprise which overcomes all opposition, sought other means for the purpose of finding the required accommodation on the *north*! In that direction a considerable space of ground, on a gently rising elevation, was obtained from the late B. B. Greathead, Esq. : and no small degree of taste and judgment has been shown by the Professional individuals employed, as to the general design, which is excellent. The streets are spacious; the buildings in the Parade are, many of them, palaces! Soon after the period named the most active enterprise was awakened—architects were in requisition—carpenters were sought out—buildings arose—streets were shadowed out—all was distinguished by activity and enterprise! In the course of a period of about twenty years a town has thus arisen with all the characters of beauty, taste, and elegance. From the new, well constructed, stone bridge, up to the Episcopal Chapel, running from south to north; and comprising the Union Parade: there is, perhaps, no like extent of buildings and *promenade* united, comparable with it, out of the metropolis. At a period, not very remote, in the simple and limited wants of the parish, a mere ford across the river, in the most convenient part of it, was probably all that was required at that time: to this day it is reported that, at one time, there were stepping stones placed here and there, at convenient distances, for the foot passengers to cross. Up to the year 1809, there had, however, been a narrow bridge, capable of admitting, possibly, only one carriage at a time to cross; and, in order to render it

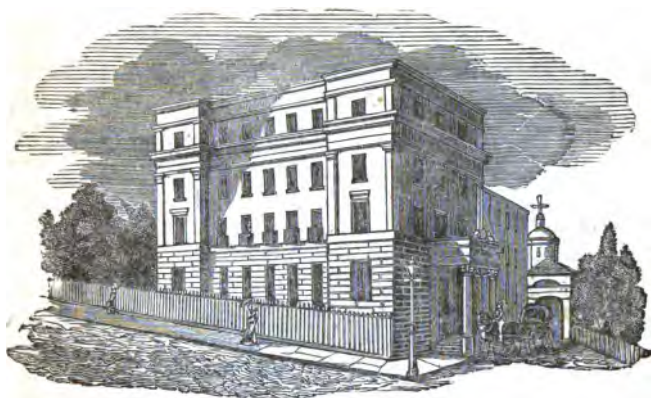
safe for foot passengers, angular spaces had been constructed on the sides, so that parties crossing on foot might, for safety, retire therein. This bridge was constructed with considerable strength of brick-work: being enlarged about the year 1807-8, it was completed in 1809, and has a larger construction, capable of admitting two or more carriages to cross at the same time. In this form it remained till the year 1839, when a more perfect and beautiful construction was undertaken, adding to the width very considerably, and finishing the work by a row of stone ornamental pillars on each side, stretching on the east in a long range of considerable extent, with a noble and attractive appearance. This structure was opened to the public in 1840, by Dr. Jephson, in the presence of a vast multitude of spectators; the occasion was indeed most auspicious and animating; being the birth-day of Her Gracious Majesty the Queen Victoria. Surrounding buildings, on their summits, had their different flags spread out, all fluttering in the breeze,—it was altogether a *jours de fete*; and, amidst the countless throng which pervaded the streets and the bridge, the finishing stone was at last fixed with due formality, bearing the following inscription:—

“THIS STONE WAS LAID BY
HENRY JEPHSON, ESQUIRE, M.D.,
ON THE 25TH OF MAY, 1840,
IN COMMEMORATION OF THE EXTENSION AND
IMPROVEMENT OF THIS BRIDGE, AND IN
CELEBRATION OF THE BIRTH-DAY OF HER
MOST GRACIOUS MAJESTY QUEEN VICTORIA.”

The elevation of the ground from this bridge gives the promenade great beauty. In an evening its brilliant gas-lamps may be numbered to each extremity. In the centre are the leading Libraries; at the bottom is the noble Pump Room; at the summit stands the Episcopal Chapel; and adjoining to Hewitt's Library is the spacious Assembly Room: a resident may, indeed,

be proud of this unequalled promenade of streets, extending to the distance of nearly 3-4ths of a mile.

The first house reared in the midst of the green fields, now covered with dwellings, was the Golden Lion, as above said, in Regent Street; then followed, in 1810, the house at present occupied by Messrs. Baly and Righton; and shortly afterwards twenty houses, built by a club or company, below Hewett's Library. The Regent Hotel was opened by a public dinner in 1819. This noble hotel arose and stands a proof of the remarkable enterprise of its owner Mr. Williams. A building so extensive might, indeed, seem to require a considerable number of individuals in joint proprietorship, to venture upon a construction of such cost and magnitude: one individual alone, however, undertook and completed the edifice at a cost, probably, furniture included, of £40,000; and with the adjoining building it is said that £70,000 have been expended. At one time the proprietor of the Bedford where Mr. Williams had been successful, he determined upon erecting an hotel upon such a scale as to be an honour to the Spa: but few in the kingdom are superior to it in the extent of its accommodations—the style of its apartments and furniture. The work was begun in 1818, and completed in the year above named. An illustration of this splendid establishment, as we proceed, will be presented. His late Majesty, George the 4th, while Prince Regent, visiting at Warwick Castle, shortly after its completion, was pleased to direct that the hotel should be honoured by the title of "The Regent;" and at its opening, when the late B. B. Greathead, Esq. presided, upwards of 200 distinguished guests united in celebrating the completion and the opening of this noble establishment. The large dining room is capable of containing 200 persons at dinner when united with the drawing room by folding doors; and, besides which, every other needed apartment in



The Regent, Union Parade, Leamington.

corresponding excellence ; there are upwards of one hundred chambers, furnished in the first style of taste. From these facts, the cost and extent of this large hotel may be estimated. The architect, Mr. Smith, lives at Warwick : he may be proud of having designed so noble an edifice, maintaining the form and character of a Ducal Palace ; but as to the owner, Mr. Williams, there is no appropriate commendation to be offered which can adequately express the rare merit of the fearless enterprise. Up to a recent period the streets were, to the north of the Leam, for the most part, incomplete. It is within twelve or fifteen years that the accumulating buildings have given to this new division the character of a town.

No place in the whole kingdom, without being the seat of some leading manufacture, has risen so rapidly in the number of buildings, and in the amount of its population. So late as the year 1825 there was only one small parish church. That church has been enlarged, since that period, four different

times ; and other improvements and increase of accommodation are contemplated. It is now capable of containing about 2000 individuals ; having nearly 200 regular seats. The Rev. John Craig is the Vicar. Besides the Parish Church there have been several churches and chapels erected, which, with their dates, follow—

THE EPISCOPAL CHAPEL,	1825, Rev. L. GALTON.
WESLEYAN,	1826, Rev. G. MAUNDER.
ROMAN CATHOLIC,	1828, Rev. W. CUNNINGHAM.
MILL STREET, LADY HUNTINGTON'S,	1829, Rev. E. BATES.
BAPTIST CHAPEL,	1833, Rev. O. WINSLOW.
MILVERTON CHAPEL,	1835, Rev. H. SMITH.
SPENCER STREET, INDEPENDENT, ..	1836, Rev. A. POPE.
ST. MARY'S, DISTRICT,	1839, Rev. W. T. MARSH.

From this enumeration it will be seen that churches and chapels have gone on increasing rapidly ; and, it may be recorded, also, with pleasure, that they are well attended ; that the services therein are attractive ; that streams of worshippers fill the streets in going and returning from the venerable edifices. The building and the increase of places of worship are, moreover, a proof of moral advancement. That society will be deplorable, and must exist in a low state of social and moral worth, where religion is neglected ; or, where she holds but a feeble influence over the minds of the inhabitants.

For the convenience of visitors the various large and magnificent hotels must be enumerated ; they are placed, for the most part, in the Union Parade ; to these must be subjoined, also, the libraries and news-rooms, as they extend further to the south, in the same line, however, ending with the Parthenon, in Bath Street. It will appear to the reader that, in every respect, the accommodations are amply sufficient. A delightful walk now branches off from the Union Parade, which extends under large spreading oak trees, towards the Holly Walk, for a considerable

distance. This promenade has lately been completed with taste ; and, being in the centre of the town, it offers a convenience to those who require exercise without fatigue. There is one peculiar and striking circumstance connected with the Regent Hotel, or rather with the adjoining Villa, belonging to Mr. Williams, which deserves notice. A small plantation, coming up to the Parade, in the very centre of the main street of the town, contains a large rookery, where these winged and unusual visitors have chosen a place for their airy dwellings. Here the birds hover around, amidst crowds of inhabitants continually moving to and fro. Having long been encouraged to feel themselves secure ; although usually apprehensive of danger, instead of the fear which these cautious birds generally have of man, urging them carefully to shun his path ; *here* they come fearlessly amidst his dwellings, entrust their habitations, and even their unfledged young, among a very crowded and dense population. The attention is continually arrested by their noisy labours during the season of building—the clamourings and cawings never cease as the busy pair, alternately, hurry backwards and forwards to complete the twig-laid dwelling—placing the materials with matchless skill and perfect uniformity. The summits of the high trees, as they rock in the blast, are a sort of net-work, with but small intervals, or, at times, indeed with *none* ! So dense has been the population of this rookery that, during the past year, there has evidently been a judicious system of migration established ; and, although there appeared, at one time, to be a strong opposition, in some quarters, to the measure proposed ; yet, at last, united wisdom or authority prevailed ; the less powerful disputants *set an example to their betters*, and retreated to the nearest new settlement just below, best adapted for their infant establishment. Morning and evening they depart and return under the guidance of a well-regulated economy.

The line of their almost interminable flight, is in separate divisions, seemingly under appointed leaders; and, at times, an universal note of exultation from the collected numbers may, probably express their delight in meeting friends and associates, after the labours of the day. The peace and tranquillity of the place may be estimated, in some degree, by the security which these birds enjoy, year after year, in their airy abodes.

THE REGENT,

adjoining to the rookery just described, is, beyond doubt, one of the most splendid and spacious hotels in the whole kingdom; and the present proprietors, Messrs. Breach and Jeffery, seem to be anxious to render it worthy of support and patronage; above, a short account of this establishment has been given, as well as of its regular terms.

THE BEDFORD,

once the residence of the architect above alluded to, stands with its frontage on the Lower Parade. It is opposite to the rookery. The rooms belonging to it are spacious and elegant; there is, also, a suite of apartments appropriated to the Leamington Hunt Club. A billiard room, likewise, belongs to the establishment, and it enjoys a high degree of reputation under the management of its present proprietor.

THE CLARENDON,

in Lansdowne Place, on the higher part of the Parade, has been re-opened of late, and possesses a great variety of elegant and spacious apartments.

THE ROYAL HOTEL,

recently opened, stands in the centre of Lansdowne Place. The whole of the buildings, belonging to which, have been erected upon a large scale, and with peculiar elegance of design.

THE LANSDOWNE,

(as well as the other four which have been enumerated,) stands

in the Parade. It has a front to that Promenade, and an entrance also into Warwick Street, which is one of the great thoroughfares of the town. All these hotels have been furnished in the most fashionable style, and are distinguished by the great and peculiar accommodations, which characterise the hotels of the British empire.

THE CROWN,

already named, is a respectable establishment, with every accommodation, standing in High Street, on the turnpike road between Warwick and London.

THE BATH HOTEL

requires to be noticed as the first establishment raised under the improvements and enlargements of the town. It was built by the late Wm. Abbott, connected, also, with his original baths. Being the very first house erected under the opening prospects of the Spa, it has been noticed in the preceding history ; but it requires to be named as one of the present hotels, in the possession also of Mrs. Russell, the grand-daughter of the late Wm. Abbott, one of the first founders of the New Town of Leamington.

BOARDING HOUSES.

Waterloo House, under the direction of Mrs. Startin, offers every convenience. Jarman's Family Hotel is, also, in Warwick Street. Both of these establishments are situated in the centre of the New Town.

The *Libraries* are conveniently fixed on the Union Parade, and to the south of the bridge also, in the same line. In these establishments are Circulating Libraries, connected with which, also, there are News Rooms, and the Periodicals of the day.

HEWETT'S LIBRARY and Reading Rooms, on the Parade ; are connected, with the Assembly Rooms.

BETTISON'S ATHENÆUM and Reading Rooms, Upper Parade.

REEVE'S READING ROOM and Library, Victoria Terrace.

ENOCH'S LIBRARY and Reading Room, Bath Street. This establishment is in that noble pile of buildings erected by the late proprietor, Mr. Elliston, in 1821, called the Parthenon. There is a large concert room connected with the building, used at times for public meetings, as well as for concerts.

DEWE'S THEOLOGICAL AND LITERARY Circulating Library, No. 9, Victoria Terrace. In this establishment there is a valuable collection of works on theology and general literature.

Among the monuments which have been reared to perpetuate the glory of the British name, there are none which have stronger claims on our admiration than those which have been reared to receive the sick and needy, when assailed by disease and distress.

The generous British have provided these noble establishments—spread over the length and breadth of the land. Here, when medical aid cannot be procured by the sufferer, it is supplied to him in the moment of urgency. In cases of accident, to which the poor, by the nature of their employments, are more particularly exposed, here they are admitted at the moment, and surgical aid is instantly supplied! Distress is inevitable from disease, misconduct, and extravagance. These establishments go very far to supply the means of relief required, under the distress and want resulting from these deplorable causes. Leamington enjoys a noble institution, not only for the purpose of affording to the necessitous the means of bathing, but, in the character of an hospital, also, for receiving the sick, and supplying the needed aid for their recovery.

The WARNEFORD HOSPITAL was established in the year 1832; it is situated a short distance beyond the Town Hall, and perpetuates the name of Warneford, which is properly associated with such a noble monument of distinguished and beneficent charity. It may be considered an honour to Leamington, that,

while the county town is without such an establishment, it has a noble Hospital standing ready, at all times, with its doors open, to receive the needy and destitute afflicted, the only condition prescribed, being *disease* and *want* ! Never can the time be looked for, in the present state of society, when there will not be many individuals who supplicate and need the aid of the benevolent, whose happier lot enables them to offer the help required ; nor can benevolence, by any plan whatever, be so well put into action, as by healing the sick, and finding for them every needful help, when invaded by poverty and disease united. The touching narrative of the Samaritan, who happened to journey where the sad chance had befallen the traveller, (and *all* are travellers on the journey through life,) teaches, that the children of want are our neighbours ; and, that every one is liable to unexpected calamities and diseases—but, *then*, is the time, in such an extremity, to bind up the wounds, and to pour into them the oil and the wine—*then* is the time to set the helpless traveller on our own beast, regardless of caste, or distinction, to “ to bring him to an Inn,” to give every needful charge pertaining to his sufferings, and to say at last—“ take care of him, and whatsoever thou spendest more, when I come again, I will repay thee.” Amidst the noble monuments which are reared around us in Great Britain, none of them betoken more nobleness of purpose than those reared to charitable objects. Want is not unfrequently the child of misfortune, it may result, alas ! also, from extravagance and misconduct, in which the innocent and helpless may be involved ; but, here stands an asylum, the doors of which are never closed, where diseases and accidents find immediate attention : and, although it may be the abode of *pain*, it is never that of *want*, for skill is ever at hand to apply the means which benevolence provides.

It is the practice in some general Hospitals for two unpro-

fessional weekly visitors, to look over the establishment, as often as convenient in the week of their appointment. Their duty is to inspect the food, to converse with the patients, to examine the general condition of the wards, and to bring before the standing committee any improper conduct of the inmates, or any well founded complaints they, themselves, have to make. At times it is consolatory to the patients to come into communication with those who are comparatively strangers to them ; and, who are, for the time being, their guardians ; visits of this nature and the intercourse resulting from them, relieve the tediousness in some degree, consequent upon separation from friends and connexions, and especially if the visitors take a kind and humane interest in the recovery of the sufferers. It seems that the average number of beds occupied at the Warneford Hospital is about 30, but there is room in the establishment for 40 more, making in the whole 70. There might be additional wards for diseases, at present inadmissible, such as fever, &c. ; and as it is not far distant from Warwick there appears to be no very weighty reason, why it should not be honoured with the adjunct of a County Hospital, in which case it might be extended with greater means of utility to the necessitous sick ; it might lean also, upon the joint aid of the county Town, and upon a much larger circle of active beneficence. At the time when these facts were collecting there were patients from Coventry, Rugby, and other distant places. The proceedings of the committee are usually, in other Hospitals, left upon the table and the reports from the weekly visitors, when made, are presented on some day in each week. It is a pleasure to reflect that the greatest order and cleanliness pervade every department, and that such noble establishments are an honour to our country. The balance of accounts, at the ending of December, 1841, leaves £270 2s. 3d. in favour of the Warneford Hospital, there

seems also to be an investment of £1000, upon which interest, at 3 per cent., is receivable. The place is admirably situated on the London road; a considerable plot of ground is, also, available for enlargement if required. In some establishments of this nature the names of the principal benefactors are inserted upon a board in the committee room, in grateful acknowledgment of their beneficence; and, on some occasions, this proceeding may stimulate to an imitation of conspicuous liberality.

The TOWN HALL is not far distant to the west: it is a spacious and elegant building, used for the meeting of magistrates, in petty sessions, as well as for the assembling of the commissioners, under the LEAMINGTON ACT, passed in 1826, by the authority of which they superintend the general local interests and town expenditure.

When the desire and necessity of enlargement in the town became universally felt about the year 1807; and the feeling could no longer be restrained, it was a matter of anxious solicitude, how the possession of land, for the purpose of building, could be obtained; the leading landed proprietors, on each side of the river, being disinclined to supply any thing for that purpose. They retained, strange to say, an invincible objection to enlargement! It so happened, however, that the late B. B. Greathead, Esq., of Guy's Cliff, had a small farm of about sixty-five acres, stretching down to the river from the north; this possession opened the way to the vast and astonishing improvements which followed; plans were formed—streets laid out—and speculations indulged beyond all reasonable bounds. It is the work of the historian to place the *first* movements before the eye, and, as far as practicable, to make them clear and evident. The first house built in the New Town was the Golden Lion, in Regent Street, about the year 1810; in the same year, followed that of Baly and Righton, built by Mr. Frost; then the twenty houses; from

Hewett's Library downwards, immediately afterwards. These buildings were the line of the Union Parade as a street. The land was a part of the small farm belonging to B. B. Greathead, Esq., above referred to; but a more marked and decided result, connected with the great designs entertained in regard to Leamington was the establishment of the Pump Room, which requires now to be recorded.

Those who perceived the growing popularity of the place were ready to unite in its promotion; and, as houses and streets sprung up, various new interests arose along with them. A new town being the only apparent means of supplying the increased demand—a new town was contemplated. About this time (1809) springs were discovered to the north side of the river; in pursuance, therefore, of the improvements contemplated, it seemed desirable to make the new springs conduce to the great design. It was evident, also, that, as buildings increased, the adjoining land would command a higher price, the design therefore of enlarging the boundaries of the New Town, received an increased impulse by the interests connected with it. All the adjoining, and even neighbouring, lands became more and more increased in value as the town extended; it then began to be evident that the policy of proprietors was to *assist*, rather than to *retard*, these improvements, with which their private interests were so intimately connected, and *by* which they might be so materially promoted. In process of time, a ray of light began to make its way to the visual organs of the chief proprietors of land; it was found impossible to resist the desire of advance which came on with the irresistible force of a mighty tide, and disdaining to be interrupted by any obstacle in its progress; it proceeded in its movement onwards, uninterrupted by any of the feeble impediments interposed.

About five acres of land, belonging to the late B. B. Great-

head, Esq., were set off, in the year 1813, for the purpose of building a pump room, forming various elegant baths, and making, also, a spacious promenade, commensurate with the growing wants and large expectations of the community. In this enterprise there were four proprietors, who will be named hereafter; a spirit of improvement had been awakened around; suggested; indeed we may say demanded, by the means offered at hand as to the medicinal waters, loudly called for also, by the influx of visitors in increased numbers, as, year after year, they arrived; these clear tokens therefore, of approaching prosperity were neither to be mistaken nor evaded—the influence of them at length became irresistible and they overcame every obstacle; great prospects, therefore, opened themselves to the minds of those who saw profitable investments, united, also, with the needed improvements.

The proprietors of the Pump Room were B. B. Greathead, John Tomes, and H. W. Tancred, Esqrs., and Mr. Parkes, of Warwick; the share, however, of the last named gentleman has fallen into the hands of Mr. Tomes, so that, at present, the whole establishment, and its revenue, are in the possession of the three gentlemen first named. This Pump Room being completed, was opened to the public in 1814; ever since that time it has continued to offer its benefits and attractions to the public at large, nor have they ever ceased to be duly appreciated. The two rows of lime trees which bound the broad promenade, on the north side, were planted by Mr. Cullis himself, in the year above named, who is now (1842) a resident in the town, and who has been eyewitness of the various changes which have succeeded each other since the year 1814.

After the Pump Room, the range of buildings from the bridge to the chapel, at the summit of the ascent, were progressively completed. In York Terrace the first houses (four in number)

were erected by Mr. Lea; then followed two others, No. 5 and 6, built by Dr. Jephson. The date for the houses built by Mr. Lea is 1826.

The admirable plan, as to the laying out of the New Town, in the regularity and spaciousness of the streets, is highly commendable. Regent Street and Warwick Street cross the Union Parade, at right angles, parallel with each other; they, also, are regular and well built, running from east to west. Not only the appearance of the town, but its healthfulness, might, also, have been materially affected, by neglect and inattention as to the proper formation of the streets. It was to be expected that, as buildings spread around, the value of the unappropriated land would increase. The small farm, belonging to the late B. B. Greathead, Esq., measuring little more than sixty-five acres let as a farm for £70, brought to the proprietor from forty to fifty thousand pounds! The land, on which Clarendon Place now stands, was bought of the late Mr. Richard Tomes by Theophilus Taylor, Esq., of Warwick, and re-sold, in building lots, by him, shortly afterwards. The land for the Lansdowne Hotel, and two houses above it, was sold in 1827. Two or three houses had been erected a year or two previously.

This beautiful range of streets, forming the Union Parade, unequalled by any out of the Metropolis, has thus been completed since 1810; the upper part, indeed, within fifteen or eighteen years. Many of the structures, necessary to its completion, have been raised only a few years. The Parade, from the river to the chapel, is something more than half a mile in length, and has an easy ascent; the houses, therefore, carry their dimensions higher and higher to the very summit. The ample width of the streets admits the large assemblage of carriages on the drive with perfect convenience, although crowds move therein; and the space is, at times, thronged with gay equi-

pages—multitudes promenade at the proper hour, in the midst of large shops, full of different wares:—silks, satins, toys, trinkets, and jewellery; we have, also, the unnumbered shops of our chemists, darting their many coloured rays in every direction; besides which they have not unfrequently their bubbling hydraulics continually jirking or raising the cooling bubbles over glass vases placed in the centre of their shops; the raising of the water by this novel apparatus is ingeniously contrived, and the continued movement of the fluid, by an invisible agency, is attractive and agreeable. Carriages of every possible construction are in continual movement—taking up here—setting down there! Gentlemen on their celebrated steeple-chasers enter the drive. At this hour all the ladies leave their apartments—the whole Parade is in motion, and the friendly or more remote recognitions are exchanged, till the bright busy scene ends to be transferred to the ball room, or renewed on the following day. Our neat, clean, phaetons cannot fail to be an object of attention; for there is, probably, no town in the kingdom where the appointments, as to these carriages, are so complete; they are to be seen in every direction on the drive, with their several well-mounted boys, in jackets of blue, or scarlet, and hunting caps complete; the Prince's feathers, also, in bright silver on the sleeve; they are in continual movement, with a smart brisk pace, along the streets! The carriages are a perfect contrast to the sort of sedans, placed on wheels, called cabs, and dragged about Town. Our horses are, for the most part, of high breed: the vehicles are brightened up and cleaned to perfection. Various stands, here and there, at proper distances, furnish an abundant supply of these most convenient carriages, with a speed, at times, equal to what the post-masters give us with four horses along the road; there is, moreover, such a variety of vehicles on hire continually, that the want of a private carriage is scarcely

felt, certainly the want is much mitigated, by the convenience of those which are always on hire in great variety and plenty. Besides phaetons we have also close carriages called frys, pony chaises, Bath chairs, &c., the whole of which are remarkable for cleanliness and taste, as well as for moderate charges, such charges being under the regulation of the commissioners of the town.

Leamington offers one great attraction in the winter season from the excellent hunting ground in the neighbourhood, and the several packs of fox hounds which are near. The surrounding gentry are favourable to the sport—plenty of foxes are about—the meetings are large—and the Warwickshire Hunt sustains a high character, having the power of attracting many patrons from Scotland, Ireland, and the distant parts of England. About the close of the season there is a large entry for a steeple chase, in which usually appear horses of the highest breed and character; several matches, also, and secondary meetings are raised ere the close of the season arrives. The accommodation, as to stables and large establishments, for the reception of horses, are upon a very high scale of excellence; considerable investments have been made in this description of property in different parts of the town; this indeed, might be expected from the reputation of the Warwickshire Hunt, and the accommodation required consequent thereupon.

It has already been remarked that great care and judgment had been exercised, in the formation and general design of the streets, both as it relates to the Old, and, also, as to the New Town. In the formation of a place, the plan and general design are matters of consequence. The healthfulness; the attraction; and the conveniences which result therefrom, are scarcely to be estimated in point of value; the advantages, moreover, are durable—they remain for generations. As to the New Town, where the streets

were of an entirely new construction, and the surveyor was unfettered by any previous arrangement, it might be expected that both taste and judgment would be in exercise. The first plan was under the direction of P. F. Robinson, Esq., who will derive no small degree of pleasure in seeing it carried into execution; it is to the same gentleman, also, that we are indebted for the designs of the two noble terraces, to which reference will hereafter be made.

Amongst the various large and elegant mansions which distinguish the New Town at its northern extremity, the two squares will be especially entitled to notice. Beauchamp Square begun in the year 1825, which, at present, is not entirely completed; and Clarendon Square, also, laid out in the same year; the houses they contain are of a striking and elegant character, several of them being of large dimensions; they are honoured, also, by a distinguished and select society.

Regent Street, at first called Cross Street, probably from the circumstance of its crossing the Parade, was laid out at an early period in the progress onwards. Its first buildings may be dated in 1814; upon the completion of the Regent Hotel (the grounds belonging to which adjoin upon it,) the street was honoured with a more sonorous and new cognomination. This leads us westwards into Wellington Street, which belongs to the year 1826. Portland Place, Grove Street, Dale Street, Portland Street, are all the work of eight or ten years past. A great part of the land on which this division of the New Town is built, was purchased from Edward Willes, Esq., together with the land belonging to the squares on the north, and all to the east of Kenilworth Road. In Warwick Street, at the west end thereof, are Clarence and Waterloo Terraces, composed of houses of a high character, upon a large scale; and, which, give a striking effect to the entrance from Warwick.

Near to these terraces stands Beach Lawn, the mansion of Dr. Jephson ; it is a stone structure, upon a large scale of magnificence ; having an extensive view of the surrounding country ; the gardens and grounds, although in the midst of the New Town, are to the extent of more than three acres. To the west are the elegant buildings and chapel in the parish of Milverton ; but which, from their proximity to Leamington, and close association therewith, may be said to be part and parcel of the same ; adding to Leamington the population which belongs thereto, the late census may be increased to nearly 14,000 inhabitants. The various small streets, in the environs, have arisen one after another as required by increasing numbers. The influx of visitors and new inhabitants creates a demand in various ways. Coach houses and stables are required by the nobility and gentry ; a vast retinue of humble and useful labourers are called into work with their subordinate attendants, and the surrounding spaces of the town give intimation of various occupations. Large files of hunters, in their gay clothing, are promenaded through the streets, with their appointed grooms in the winter mornings, and then we need the accommodation of all the various different establishments to supply the various wants, *real* or *imaginary* ; the saddler, coach maker, and harness maker are all absolutely indispensable : we need chemists to compound medicines ; and have the pleasure to see them in great numbers, and with large establishments, in every possible direction. There is no lack of those who are to administer to the recovery of the sick ! We have, moreover, grocers, drapers, bakers, builders, and bankers ; all of whom are needed to supply our daily wants : besides which, we require news-rooms, assembly-rooms, baths, libraries, and billiard-rooms ! In how many ways, and by how many various agencies, funds are thrown into different channels,

by which means employment is provided, it is impossible to state with minuteness. The operations are carried on with ceaseless activity in every direction ; and, although, like those of an intricate machine, which are unseen, however regular and effective ; so by every thing with which our thoughts and senses are conversant—all is made to conduce to the general welfare ; while occupied, it may be, in the supplying of our wants, or in the gratification of our own desires.

A great utilitarian principle is thus working for society in a social state ; nor, is it in any degree at variance with our daily knowledge and experience, to find that the movements of the machine are at times impeded, or, that its wheels are disarranged by accident ; on such occasions we call in the aid and skill of the superintendant, to correct the defects, and to restore order, in this mode it is that errors, as to over-production and over-supply, are corrected by experience, nor can it fail to excite surprise that an agency as to these matters is always at work, so that, even when commodities are supplied to a vast extent, no great discrepancy or irregularity will be experienced for any great length of time. The manner in which the various articles and products of absolute necessity are supplied with such unfailing regularity, in the Metropolis, cannot fail to excite astonishment—in the smallest and most wretched streets, in the most distant and remote department, there will be found a supply—Fifteen hundred thousand souls need bread, vegetables, fire, and all the other necessities of life daily ; behold the means continually in exercise to supply them !—all is arranged—all in readiness—nor is the supply ever materially redundant, or ever materially inadequate ! So vast a population, by the mere act of accretion and growth, inevitably creates a demand for houses, public buildings, and various establishments necessary in society ; under this aspect, therefore, it cannot be so much a matter of

surprize that, on every visit to the Metropolis, we have to notice *new streets, terraces, squares, and palaces, in all their grandeur and beauty*, on every hand! But in the sudden and unexampled growth of Leamington it stands alone!—it has had no regular law of advancement! The congregating and assembling of its inhabitants present a phenomenon—it is altogether *sui generis*; experience offered no help—precedent gave no authority: no wonder, therefore, that, when the machine was put into motion, with such suddenness; composed moreover, of entirely new materials, and upon a novel construction—no wonder, therefore, if an undue impetus was, in the first instance, given; or, if the impulse was, in point of force, too strong and violent! Buildings, it may be admitted, advanced too rapidly under these circumstances; large investments were made which ended in misfortune; there was, moreover, an extraneous circumstance which, about the year 1835, added much to the inconvenience and danger, it was in this year that the establishment of Joint Stock Banks over the country, led to an unbounded issue of notes; the only anxiety on the part of these establishments, seemed to be to find customers who would kindly accept their *promises*, to pay as much gold as they, or their friends, could possibly fancy that they needed. The competency and stability of the customers of these bankers seemed never to enter into their thoughts—the only question seemed to be how the issue of their notes could be effected? and they seemed to be flung about carelessly in every direction.* Leamington, as well as many other places, was inundated with a supply of Joint Stock Bank Notes. This accommodation naturally led to numberless speculations and investments, by persons who, left only

* While these pages have been preparing the newspapers have stated that one Joint Stock Bank, in Manchester, has had bad debts to the amount of £800,000, without including those under £10,000!

to their own means and resources, would have been entirely helpless, and utterly unqualified to undertake such wild and rash enterprises.

When the day of reckoning came, therefore, and the bankers were required to pay their issues in gold, or in Bank of England paper; so many more of these notes having been sent out than were required for the natural circulation, it became absolutely necessary for them to fly upon the debtors who had nothing in the world to offer but unfinished houses, or unappropriated land. These extravagant advances, to persons with but little property, and the general stagnation occasioned by hurrying on to the other extreme, and limiting the issuing of notes to the smallest amount possible, caused a general panic in the public mind; not only were deposits withdrawn from the banks, but their notes, however safe the issuers might be, were in numberless instances pressed in upon them inconveniently. Bills indeed and promissory notes the bankers could give in abundance, but as they did not represent value, and were mostly returned unpaid, they were useless. In this posture all was confusion: the bankers could get no discounts of their customers' bills—they could pay their notes no longer in the regular order of business, and the masons, carpenters, and builders, could neither obtain further advances, or go on to the completion of their works. No very long time will be required, however, to restore the regular course of supply and demand; nor is an extra supply of any commodity, or any convenience, ever unattended by some circumstances in mitigation; because they are, at times, reduced in price, and the products made available to greater numbers by this state of things. The system of Joint Stock Banks is quite adequate for the security of the public; and this point is, unquestionably, a matter of great importance; the inconveniences, moreover, which they have, in many cases, experienced, have not arisen from any

defect in the original plan, but, in the want of due circumspection and caution, allowing too great an extent of accommodation, both to directors themselves and to others, so that their available resources have been locked up and their movements crippled.

Pursuing the plan chalked out, we proceed to trace, with fidelity, some of the leading attractions of the place, both *external* and *internal*. While an agreeable picture may be presented, there is no need, whatever, that truth should, in any degree, be violated. Although our intellectual powers may, at times, raise us, in some degree, above the influence of surrounding objects, and release us from their control; yet, under ordinary circumstances, we are keenly susceptible of their influence; in making choice of a residence moreover, we are guided by its general appearance, as well as by the conveniences which it offers. The history of Leamington Spa, therefore, as a place of resort, demands the delineation of its leading features, both those which relate to the country around, and those which belong to its internal character.

The surrounding country is universally cultivated upon the system of husbandry, which admits of no barren, or uncropped land. Still, however, the plan is retained in some villages, (and particularly at Witnash, in the neighbourhood,) of large open fields, without fences; having certain lands therein apportioned to the farmers of the village; the whole plot of ground being restricted to a particular course of crops. Nothing in agriculture can surpass the beauty of a considerable division of ground, perhaps 80 or 100 acres, covered by a large expanse of golden wheat, waving and bending beneath the blast as it passes over. The grain, also, when grown in open fields, is said to be generally of the best quality. The roads around us are, for the most part, excellent; leading in almost every direction to some interesting and noble object which presents itself—it may be an

ancient castle, with towers and turrets, rich in historic associations; or, at a little distance therefrom, an abbey, or a romantic cliff, with their grey towers and old legends. Not far off are the ruins, over which the great magician of the north has stretched his wand, so that, however much in future days they may, as to the materials be impaired; yielding to the resistless hand of time; failing beneath the severity of the winter's storm; and crumbling into decay and dust: their towers, and moats, and ramparts, are now transferred to the pages of the northern enchanter—there will they ever remain in their several forms, having been embalmed, and rendered impregnable to the ravages of time, or the assaults of the elements themselves.

In the year 1575, Elizabeth visited the Earl of Leicester at Kenilworth Castle, a sketch of the castle was made in the reign of James I, as it then stood in 1620, there was a chain of towers it seems, which ran along to the east; and to the north, a lake of considerable extent gave security in that direction. Two large, square, unshapely, but massive buildings flanked the castle east and west, the centre in front being of less elevation; the large and spacious court yard appears in the design. Its towers, walls, loop-holes, and ramparts, give to the mass of building an impregnable appearance, and especially if the mode of warfare be considered of the early ages, against which, however, it was only adapted to make any defence.

Laneham, a gentleman usher of Elizabeth's court, wrote a very curious account of the particulars of her visit to Leicester, at the castle in the year above named; and, first, he inquires in his quaint style—"who that considers unto the stately seat of Kenilworth Castle, the rare beauty of building that his honour has advanced, all of the hard quarry-stone; every room so spacious, so well lighted, and so high-roofed within; so seemly to sight, by due proportion without; in day-time, on every side, so

glittering by glass, at night by continual brightness of candle, fire, and torch-light, transparent through the lightsome windows, as it were the Egyptian Pharos relucant unto all the Alexandrian coast." Who that considers what Kenilworth was in the year 1576, will not contrast it with its present state of ruin? "Never did a fabric of such strength and splendour perish so ingloriously." The historian of Warwickshire "has given the ground-plot of Kenilworth Castle as it was in 1640:" that is 20 years later than the painting before referred to. By this it is said—"we may trace the pool and the pleasance; the inner court, and the tilt yard; Cæsar's tower, and Mortimer's tower; King Henry's lodgings, and Leicester's buildings; the hall, and the presence chamber. There was an old fresco painting, at Newnham Padox, which was copied in 1716, and is held to represent the castle in the time of James I." This painting has been shortly described above. Without these aids, it is said by the author before quoted, that Kenilworth would only appear as a mysterious mass of ruined gigantic walls; deep cavities, whose uses are unknown; arched door-ways, separated from the chambers to which they led; narrow stair cases, suddenly opening into magnificent recesses, with their oriels looking over corn-field and pasture. The desolation would, probably, have gone on for another century; the stones of Kenilworth would still have mended roads, and been built into the cowshed and the cottage, till the plough-share had been carried over the grassy courts, had not, some twenty-five years ago, a man of middle age, with a lofty forehead, and a keen grey eye, slightly lame, but withal active, entered the gate-house, and having looked upon the only bit of carving left to tell something of interior magnificence, passed into those ruins, and stood there silent for two hours. This man was Sir Walter Scott, who has not only been the preserver of the ruins, but has conferred upon them, also, imperishable fame!!

Shakespeare has thrown his mantle over the gentle Avon, and its green vallies, which are not distant; and the unfortunate favourite Gavaston has a monumental tomb within sight, to denounce the perfidy of rivals, and the violation of solemn engagements. The hills are covered with elms and oaks; every valley is rich with pastures and corn fields, or with crops preparatory for a future harvest: there is no barren spot near, all the lands are under cultivation. The situation of Leamington is, also, near to the centre of England, and the place has a sufficient population without being too much crowded. Birmingham and Coventry with their masses of people are near enough to visit us without inconvenience. Not a drive is there around us which has not its particular recommendations; not a walk which possesses not its peculiar beauties! The Leam, falling into the Avon, at a short distance from the town, has its banks, here and there, covered with trees, which throw their dark shadows into the stream,; in their branches above, a thousand choristers send forth variously attuned songs; the visitors as they promenade in the public gardens, are constrained to rest awhile and to listen to the music which is spontaneously offered.

Provision has been made for the better regulation of the town, by an Act of Parliament, which received the Royal assent in June 1825—it is entitled “an Act for paving, lighting, cleansing, watching, regulating, and improving, the town of Leamington Priors.” Every person who enjoys, either in his own right, or in right of his wife, rents and profits of messuages, lands, tenements, &c., of the clear yearly value of Sixty Pounds and upwards, being twenty-one years of age, has a right to qualify as a Commissioner, upon taking the oath prescribed. Such persons are not to be interested, according to the second clause of the act, in any contract entered into by the commis-

sioners, "for any of the purposes of the Act," which is certainly an important clause. The town is, upon the whole, indebted to the general management of the commissioners. It cannot be expected that *every* measure adopted will be entirely free from objection ; or, that the influence of commissioners who are engaged in trade will not, at times, creep in. Upon the whole, however, a considerable degree of vigilance is continually in exercise ; a due mean seems, on most occasions, to be regarded, between unwarrantable extravagance, on the one hand ; and an unwise parsimony, on the other. The purposes of the Act are, for the most part, attended to—the town is well paved, and admirably lighted with tasteful and brilliant gas lamps, which give the streets a cheerful and animated appearance. The Rural Police Act has, unfortunately, imposed an expense of £437 yearly upon Leamington, with scarcely any advantage whatever derivable therefrom. Its own police, however, though limited as to numbers, from the circumstance just stated, is in admirable and effective order, were but one-half of the funds required to pay the Rural Police, directed to its own domestic officers, there is, perhaps, no town in the kingdom which would be better protected. Our inhabitants are distinguished for sobriety ; this virtue, also, is nearly allied to honesty and general propriety of conduct. Great attention is paid to the paving, cleansing and watering of the streets ; the watching of the town, however, is but inadequately attended to ; so small a portion of the Rural Police can be made available for that purpose ; notwithstanding the great expense assessed upon the town for the support of it. There has been a desire entertained, in some quarters, that a new Police Act should be applied for, the circumstances of the town being changed so very materially since 1825—its population being, probably, more than double since that year ! A mere property qualification, it is clear, admits *every* person, who pos-

sesses that property, into office, whether, in point of integrity and talent, *fit*, or *unfit*, for the trust. Were the appointment placed upon a representative system, and limited, also, to an adequate number of commissioners, the inhabitants at large would, in that case, have, by their representatives, the management of the revenues which, from year to year, they are called upon to pay. As the Act stands at present, the number of commissioners is uncertain: *all*, who possess the qualification, may act, upon taking the oath prescribed—they may be one hundred—or, *five* times that number; were the representative system adopted, perhaps a score of commissioners would be sufficient, who might be chosen for life, or, so long as residents within the parish, which circumstance seems, indeed, to be indispensably necessary as an acting commissioner, although under the present mode of proceeding, it is not unfrequently overlooked. There is, probably upon the whole, no great cause of complaint under the present arrangement—the public having, also, a considerable degree of security from the proceedings being made public, the whole of them being detailed in the newspapers. It is this publicity which restrains many a discreditable transaction—it keeps alive, moreover, a proper vigilance, and is an enemy to that apathy and indifference, as to public affairs, which injuriously lead to encroachment, and to a violation of the public rights. As a considerable degree of inconvenience has been experienced from the want of a regular assize of bread; in the construction of a new Act, this regulation might be imposed upon resident commissioners, for to no individuals could it be entrusted with more advantage. At the present time the weight of bread, purchased from different bakers, is a matter of grievous uncertainty, and as a difference in weight, in a quartern loaf, (quality being the same,) creates a difference in price, it is absolutely an act of common justice that the public

should know, accurately, the weight of the bread, according to its denomination, whether in quartern, in half-stone, or in larger loaves. This is, moreover, a question of great importance to the poor, not only as they are most liable to impositions, from the necessity, alas ! of their being compelled, at times, to seek credit from the people with whom they deal ; but, also, from the fact that bread constitutes so large a portion of their subsistence. It has been estimated that *each* person, upon an average, consumes, annually, a quarter of wheat, which measures 8 bushel, and weighs, if of a good quality, 36 stone ; but the average weight will, through the country, probably, be not more than 32 stone, which, of course, would make 4 stone to the bushel, or 56 lb—When ground into flour, and cleared of its bran, &c., the *quarter* will, probably, produce not more than 26 stone. Let us, therefore, for the sake of clearness, and in order to avoid fractional parts, take the quarter of wheat at this weight, namely, 26 stone weight when reduced into flour. Allowing a quarter to each individual, as above assumed to be correct, and which is pretty generally admitted to be so, that quantity gives 1 lb of *flour*, daily, to each individual ; thus

7 days, 1 lb each—make a half-stone, or 7 lb.

52 weeks, 7 lb each—make 26 stone, or a quarter.

Upon this estimate, allowing to each poor individual daily, if the family consist only of five persons, they will consume 5 lb of flour ; and if, when made into bread, they pay only $2\frac{1}{2}$ d. per lb, or something under 9d. per quartern loaf, their payment daily FOR BREAD ALONE, will be a shilling and a half-penny, or seven shilling and three pence half-penny per week ! How large a portion of the earnings of a poor labourer, therefore, goes in the cost of bread ! How much he is entitled to our tender and careful consideration, and how very seriously it behoves us, considering that bread, when obtained in sufficient

quantity, and which, at times, alas! it is to be feared is not always the case—how necessary, just, and humane, is it beyond measure and degree, that, by every practicable means, we should try to obtain for the poor man his weight for his money—his pennyworth for his penny! It is true, the late plentiful and propitious harvest may bring the price of bread down to 2d. per lb; that is, 8d. for a quartern loaf: the poor labourer will still, however, have to spend 5s. 10d. a week in bread alone, which sum forms a large portion of his weekly earnings. According to the assize of bread in London, the 14 lb, or stone weight, of flour, when made into bread must weigh 16 lb.

The Stone Loaf,	16 lb
The Half ditto.....	8 „
The Quartern ditto	4 „

The gain in weight upon making flour into bread, depends much upon the quality of the flour. The stone of 14 lb weight will, at times, make 17 or even 18 lb weight of bread. It is to be feared there is, in Leamington, not only great irregularity as to the weight of bread, but, also, as to price and quality. When a distribution of bread was made to the poor, along with soup, in the last winter, the greatest irregularity was discovered, by the committee, in every respect; and, occasionally, it was found necessary to return their bread to the bakers. While upon this subject we ought to refer, also, to weights and measures universally, which ought to be most faithfully and rigidly placed under examination, and made conformable to established authority, and referable to a fixed standard. No greater service could possibly be done for the town, than a perfect establishment of an authority to which appeals could be made, and redress obtained, upon false charges and irregularities being detected. It seems most natural that these various matters should fall under the examination and authority of the Leamington Commissioners;

to *them* the superintendence seems natural and easy ; but the duty would require, in all cases, that the commissioners themselves should be disinterested and impartial.

Referring to the Act for Regulating Weights and Measures, a misapprehension has, in some quarters, been entertained, that the Acts relating to them, included, also, an assize to determine the weight of bread ; such, however, is not the case. The Acts of 4th and 5th of William IV, repeal some parts of the Act of George IV, and contain further minute regulations ; all of them placed under the control of magistrates, under whose authority, also, the inspector himself must act. The Imperial measures and weights are made the standard, *and to them* all must conform ; the places, also, where the standards are to be deposited, for the purpose of comparison, are determined upon by the magistrates, as well as the number of inspectors, and the districts they are to undertake, together with the days to be set apart for the inspection. By the 22nd section of the Act, the county must pay the expense of providing copies of the Imperial Standard Weights and Measures. The 24th section gives the magistrates power to appoint inspectors in market towns, and other places, to examine and to regulate weights, &c., by their standard. Possibly a more precise appointment, giving a greater number of days for the inspection in Leamington, now that it is so much enlarged, would be advisable ; and it appears necessary that the inspector should proceed through the town once or twice in the year ; stamping the weights and measures, and seeing that they are conformable with his standard. Public notice might also be given to dealers to bring their weights and measures on a stated day to be corrected and stamped at the Town Hall ; and, if any should be found deficient after such public notice, then the penalties might be inflicted.

The number of splendid equipages belonging to the nobility

and gentry who visit us, give an animated appearance to our streets and drives. In the winter season, the numerous sportsmen, who congregate from different parts of the country—from the extremities even of Scotland and Ireland, give the streets a gay and joyous appearance, as they pass along in groups, in *costume* to the appointed *meet*. Our assemblies are attended by families of distinction ; there is, also, a considerable degree of gentleness and good taste resulting from the general habits of the place. The walks in the town, and near to us, are exceedingly convenient and beautiful—Newbold Gardens, striking off from the Parade, possess every natural attraction. Holly Walk, in the same direction, has, also, a variety of noble trees, among which its curving walks may proceed past Oldham's farm, to the rich scenery of the open country. Hereabouts, also, are, at times, our interesting and exciting steeple matches exhibited, while many thousands of spectators occupy the hill above, near the farm house. The whole mountain seems embued with life—all eyes are directed to the contrasting colours of the riders. For a short time the horses, with their dazzling and mixing colours, like those of the rainbow, are paraded round the fields below, in order that the spectators may become better acquainted with their names and riders. A moment and the word "off" starts the whole ! They go bounding over the fence, through the stack-yard, one after another ; then again they appear in the adjoining field ; but, alas ! in taking the next fence the rider of the favourite is thrown ! The crowds of people, with intense anxiety, behold him in a moment vaulting again into the saddle, and again the mare takes her place in the course. Circling flags, commanding the distance of four miles, are soon passed, when only three horses appear in the last field—all struggling for victory—the riders bending on their very necks. The multitudes are in motion—shouts rend the air, as the approach is made

towards the winning-post. The blue has it ! shouts one ! The orange ! proclaims another ! The yellow ! the yellow ! vociferates a third ! The whole mountain seems to move to and fro with intensity of feeling—but a moment intervenes—the yellow vaults over the last fence—the contest is decided !

For the most part a sufficiency of employment for the industrious labourer is found ; and there are comparatively but few poor in the parish of Leamington. That state of society is to be deplored, where the inhabitants are, (as in Great Britain,) industrious, and yet unable to find employment. The high tone of feeling, and spirit of independence, are broken down under want and poverty. This prosperous and happy place knows but little of the vicissitudes arising from an immense demand, followed by a sudden stagnation in manufactures. There are two classes of visitors who favour the town with their company—those who visit it, in summer, for the benefit of the waters ; and a considerable number, also, among them, for the advantage of Dr. Jephson's advice. To these must be added a considerable number who come for hunting in the season. To such it is an object of importance, in addition to their amusements, to have agreeable and select society. There is, probably, no place in the country where these objects may be united in a higher degree, and with greater satisfaction, than in Leamington.

At the close of this history it will be expected that, in referring to the internal recommendations which Leamington possesses, we should prominently point out its **WATERS**, and give an analysis of their properties.

CONTENTS OF AN IMPERIAL PINT OF EACH OF THE LEAMINGTON MINERAL WATERS.

SPRINGS.	GASES, IN CUBIC INCHES.				SALTS, IN GRAINS.						Total of the Salts, in Grains.
	Oxygen.	Azote.	Carbonic Acid.	Sulphu- retted Hydro- gen.	Sulphate of Soda.	Chloride of Sodium.	Chloride of Calcium.	Chloride of Magnes.	Silica.	Peroxide of Iron.	
AYLESFORD'S (LORD)	.075	.537	2.103	none	40.398	40.770	20.561	3.266	none	a trace	105.095
GOOLD'S	.045	.658	2.503	none	40.234	47.865	19.772	2.121	none	a trace	109.992
CURTIS'	.088	.488	2.180	none	39.457	26.601	18.737	22.592	none	a trace	107.396
VICTORIA	.075	.558	2.356	none	28.619	35.350	23.511	8.468	none	a trace	95.948
LEE'S†	.025	.425	3.156	1.144	28.056	25.605	15.777	9.695	none	a trace	79.142
BAZAAR { Chaly- beate Saline Sulphu- reous	.025	.565	2.162	none	30.610	42.922	17.987	10.813	0.265	0.265	103.575
	.075	.645	3.294	none	34.294	55.271	25.059	3.927	8.580	8.580	135.711
	.098	.763	3.156	none	34.435	14.534	17.570	26.050	none	a trace	92.589
FOUNT	.012	.612	3.531	1.142	31.112	7.301	39.305	19.494	3.620	0.530	101.362
ROYAL PUMP ROOM.	.064	.498	3.156	1.140	5.546	5.144	3.365	1.156	none	a trace	15.211
	.066	.588	2.950	none	32.744	67.782	20.902	12.363	1.045	0.956	135.792

† Now closed.

* This is not in use at present.



The Old Vicarage House, Leamington.

No town, which rises to consideration and importance, will be exempted from that oscillation and change which mark the face of all nature. At one moment, an inconsiderate and rash advance may, for a time, retard that progression and improvement which are proclaimed by every thing around. Providence, in its wise, but inscrutable, dispensations, has provided a large diffusion of its gifts. Where they are of most value, the produce is most abundant, although a super abundance, and seeming waste may, at times, have been provided by the bounty of providence ; yet, times, and seasons, and changes, adjust all these apparent discrepancies. It is said, by the estimable Paley, that there are a thousand herrings for one whale. By the laws of nature a wise provision has been made for the abundant supply of those things which are most needed. The sheep cover a thousand hills—the vallies are spread over thick with corn :

they shout aloud ! In the movement of events, as our beloved country progresses, thousands and thousands will need the healing qualities of our waters. What may be the state of society, as mechanical inventions proceed, the wisdom of man cannot anticipate or foresee : future events are not unveiled to the eye ; enough is it for us to wait the progress of improvement with humility and contentment. Vast changes have taken place since the discovery of the application of steam as a moving power ; and curiosity is busily employed in active exercise conjecturing what great discovery will *next* appear upon the social horizon—what will, in future days be discovered to call into existence agents of fearful import, on which may depend the destinies of the human race, for good, or for evil ; for prosperity, or destruction ; to raise man, it may be, in his moral and intellectual character, or to prepare the means of more fearful devastation and woe. An instrument has recently been invented, the production of Capt. Warner, capable by its awful and convulsive ravages of effecting universal ruin—able to heave vessels from the ocean, scattering their dismembered fragments amidst the waves—to hurl into ruin a whole village at one fearful convulsion, inhabitants and dwellings altogether ! Intellect and invention are, alas ! but too often directed to the means of destruction, while the welfare of man, as to his intellectual powers, engages, comparatively, but few efforts—few geniuses turn their thoughts in that direction, or devote to the consideration of that important subject their energetic and powerful minds.

To the honour of the different religious establishments in the place, there is a commendable solicitude in regard to the education of youth. Sunday schools are patronised in every direction ; their scholars are taken to the places of public worship—the little educational armies march in lines to the churches and chapels—if they acquire only the *habit* of attending upon pub-

lic worship, it is an advantage gained ; it is a valuable acquirement, and leads not only to the benefit of themselves, but to the advantage of society at large.

Let us suppose a Sunday school consisting of 300 children habituated to an attendance upon the public services of religion ; who can say how many precious seeds will be deposited within the moral soil ? or, how many dangers will be averted by the mere discipline enjoined ? or, what portion, be it more, or less, of the earliest dawn of religious influence, may be bestowed to shed in later years, its happier and brighter effects. The following enumeration gives 16 Sunday schools, and others, all supported by voluntary contributions, and bringing the scholars, also, under the means of religious influence and teaching ; if visitors be deducted from the amount of our population, (and they always compose a considerable part of it,) it follows that about a 6th part of the inhabitants of Leamington are receiving education gratuitously. The combined efforts of all the benevolent and laborious teachers connected therewith, cannot fail to prove of inestimable value, being so much good seed sown for a future harvest.

SUNDAY, and other SUBSCRIPTION SCHOOLS, in the parish of Leamington :—

	BOYS.	GIRLS.	TOTAL.
Old Town National School,	80	70	150 }
New " " "	100	70	170 }
Old " Sunday "	70	60	130 }
New " " "	85	55	140 }
Old " { Infant " say,	80	70	150 }
New " { " " "	80	80	160 }
Old " { Sunday attached,	24	24	48 }
New " { " " "	20	20	40 }
St. Mary's Day School.	85	75	160 }
" Sunday "	65	58	123 }
			<hr/> 1271

Brought Forward,.....			1271
Independent Chapel, Sunday,	90	100	190
Wesleyan " " 	100	100	200
Baptist " " 	35	35	70
Mill Street " " 	20	30	50
Catholic " " 	14	16	30
			<hr/>
			1811
Mill Street, for Clothing and Educating Girls,....			24
			<hr/>
			1835

To this School the parents of the children pay 2d. per week towards purchasing books, firing, &c. ; and the children are taught, daily, (except on Sundays,) reading, writing, ciphering, plain-sewing, marking, knitting, and household work ; they make up clothes, also, gratuitously, for a Dorcas Society.

Prussian statistics of education give a 6th part of the population, for children, from the age of 6 to 14 years. The above enumeration shows the numbers educated, almost entirely by eleemosynary contributions, out of a population of 12,800 ; the fact presents an honourable attestation in favour of the beneficence of the place ; and the view its inhabitants take of the need and the value of instruction to those who are most exposed to the influence of bad example ; it is praiseworthy indeed, to feed the hungry, and to clothe the naked ; but, is it not more so, to supply the mind with the aliments of intellectual support, and to clothe it with those fair garments of truth and wisdom, which adorn and prepare it for unceasing and expanding enjoyments ?

SERVANTS' HOME.

In the year 1840, an establishment, under the management of a committee of eleven ladies, a secretary, and two assistant secretaries, was put into movement in Park Street ; and the first annual report, published in January, 1841, gives an attestation

of its extensive utility. The varying state of the population of Leamington, at times, throws servants suddenly out of place; young women, at such times, with, probably, no friends very near, or any asylum with its doors thrown open to give them protection against the various dangers to which they are exposed, stand much in need of a temporary home. In this establishment they find, not only employment of a light nature, such as needlework, &c., but they are put into a condition, also, of acquiring religious knowledge; and of having their characters improved by daily communication and conversation. On departure, every young woman, not possessing one, is presented with a bible, the best gift which can be bestowed—the best friend and guide that can be offered; it is the intention, also, to obtain such characters from the last place, as shall guard the future mistress from the misrepresentations at times practised; and, by the reputation which the society enjoys, and the care it exercises, opportunities for finding service are more largely, and more expeditiously found. The general statement, January 1, 1841, stands thus—

Applications for Servants,	468
Number Registered,	517
Dismissed,	30
Provided with Places,	266
Provided places for themselves whilst on the establishment,	119
Bibles granted to	17
Entered the "Home,"	76

Besides the above, there is a charity in Wise Street, called the **PENITENTIARY**, where females, to the number of 20, in a state of destitution, are received, and prepared to take once more a respectable station in society.

POOR RATE.

Referring to the poor, it has been stated above, that, for the

most part they find employment; and, although want and distress will be found in every town which has a large population, yet, comparatively, the poor, in Leamington, are far better off, than in places dependent on manufactures, which one day give full employment, and shortly afterwards are unprosperous, with a diminished demand and want of labour. Large additions have lately been made to the amount of value, on which the parish is rated to the COUNTY RATE.

From 1816 to 1840 the rate was made on a value of . . £ 9,348.

In 1840 that value was raised to..... £60,025.

On this latter sum the parish of Leamington, therefore, pays per annum, say 4d. in the pound, amounting to about £1,000; exclusive, also, of £438 paid for the rural police; the county rate, therefore, altogether amounts to little short of £1,500 per annum. From the heavy amount of expenses, incurred by these county charges, together with an enlarged number of poor, the place, sympathizing, also, in some degree, with the general state of the country, a large and progressively increasing amount of the poor rate will be perceived by the following statement, which is for four years; anticipating, also, the second rate for the year 1842, not yet expired, and which will be, not less than the amount given.

Rates,

March 25th,				£	s.	d.
1839 to 1840, 5d. in the pound, one rate collected,.....				1,207	10	4
				£	s.	d.
1840 to 1841, 5d.	„	1st rate	„	1,107	6	10
5d.	„	2nd „	„	1,571	7	3
				<hr/>		
				2,679 14 1		
1841 to 1842, 6d.	„	1st „	„	1,445	4	0
6d.	„	2nd „	„	1,738	10	0
				<hr/>		
				3,183 14 0		
1842 to 1843, 7½d.	„	1st „	„	1,916	11	3
7½d.	„	2nd „	say,	2,216	0	0
				<hr/>		
				4,132 11.3		

There can be no doubt, therefore, that the rate will be increased from £1,207 10s. 4d., in the year 1839, to £4,342 11s. 3d., in the year 1842. To some persons it may appear to be a matter of surprise that Leamington should pay a considerably greater amount of *assessed taxes*, than the county town itself; such, however, is the case!

There would be great difficulty in stating precisely the number of visitors who, in search of health, seek the Waters of the place, or apply for medicinal aid to the Profession therein. The numbers are, probably, far greater than generally imagined. Thousands, no doubt, visit us annually in pursuit of health, recreation, or pleasure; and there are, comparatively, but few valetudinarians who return without benefit. Diseases, under the term dyspepsia, or disarrangement of the stomach, arising from a variety of causes, have been, of late years, prevalent. Our mercantile pursuits are matters, not unfrequently of bold adventure; our manufacturing interests are susceptible of great alteration, from the changes and demand of fashion, and from new laws, also, in our foreign relations. In the present day there is but little stability—fortunes are suddenly acquired, and quickly lost! A deep anxiety pervades the mind, under these revolutions, which often causes the complaints above named. To these, also, may be added our mode of living, from the possession of large fortunes, in certain divisions; and, the vast amount of wealth in the higher classes of the country. These several causes may have occasioned a class of diseases to which the term as above has been applied. To almost every symptom of dyspepsia our medicinal waters may be applied with safety. Diseases it is true, assume a variety of appearances; it is therefore, the duty of every person seeking health, to place himself under professional care, so that their diagnoses may be carefully noticed, and remedies applied according to the characters they

assume. The following are said to be diseases in which the Leamington waters have been applied with benefit :

DYSPEPSIA.	BILIOUS COMPLAINTS.
COSTIVE HABITS.	HYPOCHONDRIASIS.
CUTANEOUS ERUPTIONS.	SCROPHULA.
DISEASES OF THE KIDNEYS.	RHEUMATISM AND GOUT.
VISCERAL OBSTRUCTIONS.	CONSUMPTIONS.

Should those who visit these abodes be valetudinarians, the means are within reach, which, under the blessing of Providence, are adapted for their restoration.

Every description of bath—*Douche* or plunging—hot or cold—medicated or vapour—saline or sulphureous—may be had instantly : nor is the distance great to these establishments from any part ; they are to be had therefore with but little labour, on the shortest notice, and at moderate charges. The attendants also are attentive and clever in the performance of their duties ; we may add to these recommendations also, that there is no place in the kingdom where the experience is larger or the reputation more widely extended, as applicable to medical practitioners. The sacred duties of our religious services are attended to with diligence and earnestness : the crowds of worshippers pressing towards the doors of churches and chapels on the Sabbath, send forth their streams which fill the streets, in passing hither and thither, on going, or returning. All the amusements necessary, or desirable, are to be had within the boundaries of the town, or in the neighbourhood : and our libraries, and news-rooms, are in all the public places. At no very distant period, we trust, a large and more extensive library, with scientific books of reference, the cyclopædias, together with costly works, which can hardly be expected to be found in private hands—we trust such a library will shortly be established, so that the inquiring mind may be assisted in its arduous, but

profitable and pleasing labours. It never happens that *every* visitor brings his chariot and pair to a public place, or even his cab; carriages therefore, in the best style, are provided of every description, placed here and there on the stands, in every direction; or, ply up and down the leading streets. No town, we repeat, enjoys them in such a degree of taste, as to horses, harness, drivers, and carriages.

The purity of the air, and its softness, are, perhaps, peculiar to the centre of the kingdom; the neighbouring country is also adorned with fine trees; the oak, elm, chesnut, and beech, cover the hills, and mix in our hedge-rows; as their large branches and twisted arms only just yield to the force of the driving blast. Water, so necessary to the existence of animals and vegetables, is in abundance: in the town it is drawn up from deep wells, far below the surface—bright and tasteless itself, it becomes the faithful conductor of *every* taste, being free from any impurity whatever. The commonness of this indispensable blessing, it is true, disqualifies the inhabitants of Great Britain from estimating its value; some things it has been said, such as diamonds, are of much worth in exchange, though of but trifling value in use: water, on the contrary, is but of little worth in exchange, but of inestimable value in use! Our leading streets, without exception, are spacious and well constructed; the buildings also, are in a style which entitles them to the character of elegance and taste. At the bottom of the Parade, the bridge, lately constructed, forms a pleasing object in connexion with the Pump Room. The commissioners, under the Leamington Act, are assiduous in their endeavours to keep the central parts of the streets, which are M'Adamized, in repair; the pavements on the sides, also, are of good stone and well protected.

In a former part of this narrative it has appeared that there is a great abundance of respectable lodgings, at moderate prices,

in different parts of the place : we deprecate, most sincerely, the desire to demand immoderately high prices ; such a principle, in any direction, we consider to be beyond measure pernicious and injurious to the town. People should be allured to dwell here by the advantages offered ; and a cheap place of resort, not only conduces to the advantage of those who are temporary residents therein, but to the mass of inhabitants at large also. If the traveller, or the visitor, be imposed upon by the imposition of extravagant and unreasonable charges, whether his stay be longer or shorter at the hotel, the imposition never fails to excite disgust : the traveller, under such circumstances, has but too much cause to give an unfavourable character of the place ; and, thus, an impression adverse to its welfare, is conveyed throughout the whole country ; by this mode it is that permanent prosperity is sacrificed to a mere fleeting momentary interest. Whenever such unfair and displeasing demands are made, the proprietor of the establishment will, in the sequel, find himself unprosperous ; and, besides which, upon reflection, he cannot fail to discover that the proceeding is in direct hostility to the welfare of the town at large. If the many conveniences and the style also, which attend the lodgings, be taken into consideration, they will not, we think, be liable to that misrepresentation which the modern tourist makes against them, as to high charges and excessive dearness. Care and inquiry must, however, always be in exercise, for these precautions will be required ; not only in regard to situations, but also as to character and rent. There are many visitors at Spas, who are, doubtless, raised as to station and circumstances, far above the necessity of these considerations ; but, there are others, also, to whom they are recommended, by prudence and care. Reckless individuals there will ever be, in every large and fashionable society, who totally abandon all caution, and reject every admonition which

prudence can suggest. That such should fall into the hands of persons who will be disposed to take advantage of their negligence, will not be a matter of surprise. Upon a review of the subject, it may be asserted with confidence, that where there exists *so much competition* to obtain tenants for houses and lodgings ; as happens, beyond all doubt, to be the case in Leamington : if visitors proceed with only ordinary care, and proper inquiry, every needed accommodation may be found, at fair and reasonable charges.

With these various recommendations and advantages which have been presented with fidelity ; there is no ground for apprehension that Leamington, in the very centre of the kingdom, and near to the seats of manufacturing industry, will ever fail to enjoy its full share of patronage and prosperity. Vicissitudes, and changes must, in the nature of things be inevitable ; fashion is an arbiter that disdains to assign any reasons for mandates given or to consult any interests ; but, she cannot be altogether insensible to the charms of scenery ; to the attractions of taste ; or, to the noble monuments of antiquity, which proclaim the state and character of past generations. Amidst the surrounding objects, with their captivating attractions, the healing waters flowing down from our springs, supply in numberless cases the happy means of restoration to health ; and the conveniences and enjoyments which are concentrated within these borders, will all lend their aid to that desirable accomplishment. Peace and tranquillity reign within our limits ; the noise and tumult of parties and politics are prohibited ; all meet in the spirit of kindness and gentleness ; religion breathes her softening influence around, and charity stretches out her gentle hand. None are more busily engaged than that happy band who are continually searching out and supplying the wants of the needy, the sisters of charity have here their appointed dis-

tricts; never can the gentleness and kindness of the female character appear in more attractive forms, than while soothing the sorrows of the poor man; consoling him under affliction, and supplying his wants in time of need and poverty. Charity is ever the twin sister of religion, but she condescends, also, to be her handmaid, to dispense the bounty which the example of her benign author stimulates, and his goodness commands. No place, within the limits of Great Britain, is more ready to discharge the duty here alluded to, or to attend to it in a more cheerful spirit. We do not assume too much, to attribute this, to the general spirit of religion and piety which pervades the place, and which leads to the exercise of that virtue, which is its genuine offspring, and unfailing associate.

The various objects around us, matters of deep interest and inquiry, are all near at hand, and may easily be made the subjects of historical research, or objects to inspect for pleasure and instruction. Within the limits of the town we enjoy every necessary convenience and advantage—the waters are in repute—our Professional skill is duly appreciated. If the visitors are in pursuit of pleasure, *here* it may be enjoyed—if needing tranquil repose, *here* it may be found—or, if, unfortunately, they are in search of health, *here*, under the blessing of Providence, they may hope to be restored:—no town in the kingdom combines more varied attractions, or offers more conveniences and enjoyments.

We may venture to indulge in a speculation as to the future prospects of the place, which has been the subject of our inquiries. With some it may be a matter of doubt whether, were it *practicable*, it would be *desirable*, that it should proceed in that remarkable and unprecedented ratio, which has marked its progress since the year 1802; when it stood little more than a small unpretending village, with five and forty houses, and their

two hundred and fifty laborious occupiers. From that date, to the year 1842, the population has increased to more than fifty-times the number, it being now, according to the last census, in 1841, 12,846. Were such an advance practicable as to the future, it is a question whether it would be desirable. It might, possibly, be unfavourable to that tranquillity and repose which the weary and toilworn usually seek, and which may, also, generally prove acceptable to those who require select and fashionable intercourse; yet, distant from the turmoil of the crowded City. The enjoyments of the field, seem only congruous with a limited range of society. There is, probably, a just mean, as to population, to be desired in a place of resort; between that which is redundant, and that which is scanty—the former is, at times, subject to tumultuous movements; the latter approaches too nearly to the loneliness of the village; besides which, it may be deficient in the supply of those conveniences and refinements which are indispensable in society. With the Author, therefore, it is a matter of doubt, whether any considerable increase of buildings would conduce to the prosperity of the place—whether it would not, with an increase of population consequent thereupon, dispossess it of that tranquillity and repose, which pervade it in its present limits; but, whether it be destined to proceed further and further by its commanding influence, to other extraordinary advances, or to stand in its present attractive form; the best wishes of the Author will never fail to be in exercise, for its unceasing prosperity and welfare.

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